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CITY OF DEL MAR DRAFT HOUSING ELEMENT

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UNIVERSITY OF CALIFORNIA

FOR REVIEW BY THE DEL MAR CITY COUNCIL

ORDINANCE NO. 657

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DEL MAR,
CALIFORNIA, AMENDING THE HOUSING ELEMENT PORTION
OF THE GENERAL PLAN.

WHEREAS, the California Government Code Sections 65580 and Article 10.6, require cities to adopt a General Plan Housing Element; and

WHEREAS, the City Council and Planning Commission of the City of Del Mar did, pursuant to Section 65584 of the Government Code, hold public hearings on the proposed amendments to the Housing Element for the City of Del Mar General Plan; and

WHEREAS, said public hearings were duly noticed as required by law and all persons desiring to be heard were heard at said hearings; and

WHEREAS, the City Council and Planning Commission of the City of Del Mar have determined that the proposed amendments to the Housing Element are consistent with the policies and goals of the entire General Plan; and

WHEREAS, the City of Del Mar Housing Element contains an assessment of housing needs and an inventory of resources and constraints relevant to meeting all housing needs in the City of Del Mar; and

WHEREAS, the City of Del Mar Housing Element contains goals, policies and objectives; and housing programs that are in conformance with State Housing Law, and

WHEREAS, the City of Del Mar strongly believes that the housing programs called out in the Housing Element will enable the City to attain the housing objectives for all income groups that are described in the Housing Element; and

WHEREAS, the City of Del Mar believes that the level of detail of the housing programs described in the Housing Element is sufficient to ensure that said programs will enable the City to attain its housing objectives;

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF DEL MAR
DOES ORDAIN AS FOLLOWS:

SECTION 1: That the 1976 Housing Element portion of the General Plan is hereby rescinded.

SECTION 2: That the Housing Element of the General Plan of the City of Del Mar is amended to read: See Attachment "A".

SECTION 3: That the City Clerk is directed to prepare and have published a summary of this ordinance no less than 5 days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

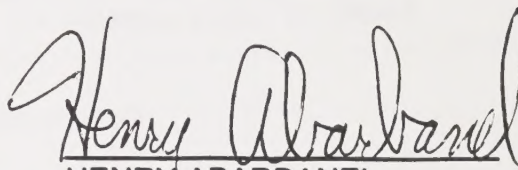
PASSED AND ADOPTED this 2nd day of October, 1995, by the following vote, to wit.

AYES: COUNCILMEMBERS ISACKSON-GROBAN, MCMILLAN, WHITEHEAD, PARKS; MAYOR ABARBANEL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

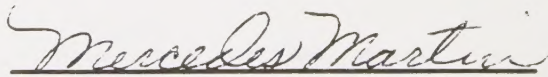

HENRY ABARBANEL
Mayor, City of Del Mar

ATTEST:


MERCEDES MARTIN, City Clerk

ATTEST AND CERTIFICATION:

I, Mercedes Martin, City Clerk of the City of Del Mar, California, hereby certify that this is a true and correct copy of Ordinance No. 657, which has been published pursuant to law


MERCEDES MARTIN, City Clerk

SECTION 1. That the following property is the separate property of the said [Name] and is hereby acknowledged as such by the said [Name] and [Name] and their heirs and assigns forever.

SECTION 2. That the said [Name] and [Name] do hereby acknowledge that the above described property is the separate property of the said [Name] and is hereby acknowledged as such by the said [Name] and [Name] and their heirs and assigns forever.

SECTION 3. That the said [Name] and [Name] do hereby acknowledge that the above described property is the separate property of the said [Name] and is hereby acknowledged as such by the said [Name] and [Name] and their heirs and assigns forever.

SECTION 4. That the said [Name] and [Name] do hereby acknowledge that the above described property is the separate property of the said [Name] and is hereby acknowledged as such by the said [Name] and [Name] and their heirs and assigns forever.

[Signature]
[Name]
[Address]
[City, State, Zip]

[Signature]
[Name]
[Address]
[City, State, Zip]

SECTION 5. That the said [Name] and [Name] do hereby acknowledge that the above described property is the separate property of the said [Name] and is hereby acknowledged as such by the said [Name] and [Name] and their heirs and assigns forever.

SECTION 6. That the said [Name] and [Name] do hereby acknowledge that the above described property is the separate property of the said [Name] and is hereby acknowledged as such by the said [Name] and [Name] and their heirs and assigns forever.

[Signature]
[Name]
[Address]
[City, State, Zip]

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Executive Summary

The Housing Element is a required component of the General Plan for each city. The San Diego Association of Governments (SANDAG) has prepared the Regional Housing Needs Statement (RHNS) to assist the cities and county in the San Diego Region in their preparation of the State-required update of their Housing Elements.

The RHNS presents an analysis of existing and projected housing needs, and special housing needs. It also identifies regional housing needs and determines each jurisdiction's Regional Share and Fair Share of those needs, based on profiles of the jurisdiction's residents, work force, available vacant land, transportation networks and infrastructure improvements.

The Regional Share is the number of additional units that Del Mar needs to meet its share of housing for all income groups. The Fair share is the existing and projected number of lower income households needing assistance.

It is the City's quantified objective to provide 13 dwelling units per year for the next five years to meet the Regional Share goals (page 10-4). This goal is based upon the City's analysis of actual employment in Del Mar, which indicates that the SANDAG determined figures significantly overstated the number of employees.

The City is also proposing a quantified objective of approximately 7 lower income households per year for five years (33 units total) in addition to the attainment of the 65 total households (page 10-3). The City will also be working to facilitate the process to provide low-income dwelling units. This objective is based upon known errors within the 1988 Employment Inventory as described within Chapter 3.

The Special Housing needs identified in the RHNS are discussed in Section 8 of the element. Del Mar is a small city of less than 2 square miles and with a population under 5,000, which is approximately one-quarter of one percent of the regional population. Due to the small size of the City, its special needs differ somewhat from those of the general population of the Region. For example, Del Mar has no military employees, and no farm workers as defined by the State Standard Industrial Classification (SIC). However, the City does have one unique employment site not identified as "special" within the RHNS. This site is the Del Mar Fairgrounds and Racetrack, which is unique in that it is state-owned property operated by the 22nd District Agricultural Association and the Thoroughbred Club. The 22nd District Agricultural Association is responsible for the

preparation of a Public Works Plan which describes land use policies as required by the California Coastal Act. This Public Works Plan has not yet been completed, therefore development is reviewed on a case by case basis by the California Coastal Commission and is independent of City of Del Mar's General Plan. The City of Del Mar has no authority to condition or control employment on the fairgrounds either through limiting growth, requiring linkage fees, or rezoning for residential use. It seems logical that the responsibility for providing housing needs be distributed to the jurisdiction which controls and creates those needs due to employment (page 8-7). A great many of its seasonal, part-time employees are included in the employment population figures for Del Mar. However, no credit has been given for housing units provided on site by the fairgrounds (page 8-8).

The Employment Trends and Projections section of this Element (Page 3-7) analyzes material presented in the RHNS, and concludes that the employment population attributed to Del Mar has been significantly overestimated. Two different sets of data were in use in calculating the Regional Share and Fair Share figures. The "Regional Share" was derived from SANDAG Series 7 predictions which were based in part on 1986 Employment Inventory data. The "Fair Share" was derived from 1988 Employment Inventory data. Although the 1988 data was used in computing the Fair Share Housing, SANDAG did not use it in the Regional Share because SANDAG felt that the employment population was more accurately portrayed in the 1986 information.

The RHNS shows a 1988 employment growth of 2,346 employees. This represents a 75% increase in employees between 1980 and 1988, even though there has been no decrease in the commercial vacancy rate. A new commercial project and new hotel have opened in Del Mar after the 1980 to 1988 timeframe. Also, for the San Diego Region in 1990, employment population equals about 44.9% of the resident population, whereas in Del Mar the attributed employment is equal to 112.1% of the resident population. Del Mar believes that these employment projections have been significantly overestimated.

The "overcount" has most likely occurred because Del Mar's population is too small to be a statistically representative segment of the regional population. Del Mar accounts for only 1/4 of 1 percent of the region's population, and is clearly not a microcosm of that population. Many of the region's businesses and land uses are not represented in Del Mar.

The same methodology was used in computing employment figures for both 1986 and 1988 Inventory data (Page 3-8). Methodology which may translate poorly to Del Mar's population includes:

Self-Employed Domestic Workers (SEDW) employment records

that have been assumed to have a one for one correspondence with identified employer records. Del Mar has a great many small businesses. To match each of these with a SEDW record may actually create more business entities that can be accommodated in the City. Note that while SEDW employees make up only 10.4% of the regional workforce, they represent 16.1% of the workforce attributed to Del Mar (Page 3-9).

Del Mar's boundaries were improperly defined when employment sites were assigned to Cities. Because of Del Mar's small size, this error results in a significant overcount in employment. At minimum, 7.8% of the ascribed employees do not work within the City limits. To this count must be added at least some portion of the known employers for which no address is given as well as the ascribed SEDW records corresponding to these outside addresses (Page 3-9).

Government employees in the post office and public school system were allotted in a manner that gave Del Mar nearly 10 times the actual employment in these areas. This overcount represents 7.2% of the 5,450 workforce allotted to Del Mar (Page 3-10).

The midpoint of a known employment range has been selected as the standard for each employer. This method undoubtedly creates an upward bias when applied to Del Mar where a great majority of businesses have 5 or fewer employees (Page 3-10 and Appendix "G").

In summary, Del Mar can meet the current housing requirements of the Regional Housing Needs Statement prepared by SANDAG. However these requirements are based on data which does not appear to realistically represent the City (as noted in Attachment "G"). Because of Del Mar's small size, the methods used by SANDAG to calculate employment population introduces an error so great as to make the figures without substantial foundation. Based on the City's analysis of relevant numbers, it is believed that the identified existing housing needs for the 5 Year Regional Share Goal period should more appropriately be 65 units, not the 216 units called out in the SANDAG RHNS.

The City intends to work with SANDAG so that future projections of housing needs will be based upon refined estimating methods that will more accurately describe the populations they are designed to serve.

Site availability and building constraints are analyzed in Chapters 5, 6 and 7. As noted above, these sections conclude that there are sufficient sites to accommodate Del Mar's allocated Regional Share, but the cost of land will severely inhibit the ability to achieve the Fair Share allocation.

The City has set goals and policies that intend to preserve existing housing and provide new housing for all age and socioeconomic groups. In this effort the City intends to assist in the development of adequate housing to meet the needs of lower income households (Page 10-3). A five-year schedule of actions in pursuit of these goals is delineated in Chapter 11 and summarized within Chart 3.

AUTHORIZATION

Housing Elements were first mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code.

The bill, in effect, placed the guidelines into statutory language and changed HCD's role from "review and approval" to one of "review and comment" on local housing elements.

Before the Roos Bill, HCD had to approve and certify local housing elements. This process created difficulties between the State government and localities. When the Roos Bill was enacted, it was believed the Statute would provide clear guidance to cities on the content requirements for local housing elements. Consequently, the State would be delegated to the role of commenting on city housing elements. In practice however, the State has a very extensive role because a finding of compliance will be made only if housing elements are prepared in a manner that satisfies State law as interpreted by HCD.

Article 10.6 requires an update of the housing element every five years. The 1991 Housing Element is the second revision of this Element of Del Mar's General Plan. The intent of this document is to establish appropriate new policies and to reaffirm existing goals, policies and priorities set forth in the current Housing Element and General Plan. The purpose of the Element is to produce new, updated information; to comply with the periodic updating requirements of Article 10.6; and to meet unmet community needs in light of the City's scarce land and financial resources.

BACKGROUND

Del Mar's General Plan sets forth the character of the city in terms of land use, open space, circulation and other features of physical and environmental importance. One part of the General Plan concerns "housing". According to Article 10.6 of the Government Code:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

To meet this legislative mandate, the City's Housing Element must present information on three major subject areas: 1) an assessment of housing needs and an evaluation of resources and constraints relevant to meeting these needs; 2) a statement of Del Mar's housing goals, quantified objectives and policies; and 3) a housing program setting forth a 5-year schedule of implementation actions.

ORGANIZATION AND REPORT FORMAT

The Housing Element is presented in 10 additional chapters - numbers 2 through 11. Each chapter responds to specific requirements of the State housing law (Article 10.6 of the Government Code). The chapters are organized in the same sequence as discussed in the State housing law. A brief summary of each chapter and the legal requirements are presented below:

Chapter 2-Progress Report: Section 65581(a) of the Government Code mandates that:

"Each local government review its housing element as frequently as appropriate ... but not less than every five years". All cities in the San Diego region are required to complete a review and revision by July 1, 1991. This chapter meets the requirements for a "periodic review and revision".

Chapter 3 - Housing Needs Assessment: Section 65583 (a)(1) mandates that the City's housing element include an assessment of need:

"Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of regional housing need in accordance with Section 65584."

Chapter 4 - Household and Housing Characteristics: Section 65583 (2) requires an analysis of these characteristics:

"Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition."

Chapter 5 - Site Availability: Section 65583 (3) mandates:

"An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

Chapter 6 - Government Constraints: Section 65583 (4) requires:

"An analysis of potential and actual governmental constraints upon the maintenance, improvement or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures."

Chapter 7 - Non-Governmental Constraints: Section 65583 (5) requires an:

"Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction."

Chapter 8 - Special Housing Needs: Section 65583 (6) mandates an:

"Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter."

Chapter 9 - Energy Conservation Opportunities: Section 65583 (7) requires an:

"Analysis of opportunities for energy conservation with respect to residential development."

Chapter 10 - Goals, Quantified Objectives and Policies: Section 65583 (b) indicates that a housing element must include:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, preservation, and development of housing."

Chapter 11 - 5-Year Housing Program: Section 65583 (c) requires the adoption of a multi-year program:

"A program which sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available, in order to take adequate provision for the housing needs of all economic segments of the community."

GLOSSARY OF TERMS

Several terms are used throughout this document which have specialized meanings. Appendix A of the Housing Element provides definitions of these terms.

INTRODUCTION

Section 65588(a) provides that each local government shall review and revise its housing element as frequently as appropriate; such an evaluation would focus on the following:

- (a) "Effectiveness of the element" (Section 65588 [a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- (b) "Progress in implementation" (Section 65583 [a][3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- (c) "Appropriateness of goals, objectives and policies" (Section 65588 [a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

1976 HOUSING ELEMENT

The City's current Housing Element is included in the Community Plan adopted by the City Council on January 1976. The Community Plan deals with nine elements integrated under three major categories: environmental management; transportation; and community development. The Community Development category includes the Land Use and Housing Elements.

Del Mar's current Housing Element does not contain goals, policies, objectives or programs with statements or commitments specific enough to evaluate appropriateness, effectiveness or progress in implementation. Consequently, the progress report is focused on market trends and City actions which have shaped the housing situation during the past decade.

The 1980 Census estimated that there were 2,482 housing units within the City boundaries. Ten years later, the 1990 Census counted 2,514 total housing units. Thus, there was a net gain of 32 housing units during the decade.

The City continues to participate in the rental assistance program in cooperation with the San Diego County Housing Authority. In Del Mar, 8 very low income households are currently being assisted by the City. These have been funded through both the CDBG funds and the City's housing assistance funds. From time to time the City reviews the eligibility requirements to determine the most efficient way of distributing these funds to serve the greatest needs.

The City also participates in the County's Section 8 Rental Assistance Program. In the past, three households were assisted under this program, but the number of households have recently reduced to zero. High rental rates are now precluding Section 8 certificate holders from finding housing within "fair market rents" at this time. Del Mar's Section 8 allocation is limited to 5 certificates.

With regard to conserving the existing stock of affordable housing, the City has enacted and continually enforces an ordinance regulating the conversion of rental residential property. One major finding of the ordinance is: "to reduce the impact of such conversions on residents in rental housing who may be required to relocate due to the conversion of apartments to condominiums by providing for procedures for notification and adequate time and assistance for such relocation." This ordinance also enabled the City to establish an affordable housing fund through the collection of an in-lieu fee. The fund now has an amount of approximately \$648,000.

The City's previous Housing Element did not establish a policy or program guide in sufficient detail to allow thorough evaluation. This Housing Element revision is intended to fill the voids and gaps present in the current document and to substantially comply with Article 10.6 of the Government Code and to provide a basis for evaluation in the future.

INTRODUCTION

Section 65583 (a)(1) of the Government Code requires that one part of the housing needs assessment include:

- + Analysis of population and employment trends.
- + Documentation of population and employment projections.
- + Quantification of existing needs.
- + Quantification of projected needs.

The assessment of existing and projected needs must include Del Mar's share of the regional housing need, as explained in more detail in a later sub-section.

REGIONAL LOCATION

Del Mar is a compact coastal community located in the northern sector of San Diego County. The City's and County's regional location in relation to Mexico, and the southern California counties of Riverside, San Bernardino, Orange and Los Angeles is depicted in Exhibit 1. Del Mar's sub-regional location within San Diego County is shown on Exhibit 2. The City is bounded by the Pacific Ocean and the incorporated jurisdictions of Solana Beach and San Diego.

EXHIBIT 1 - REGIONAL LOCATION

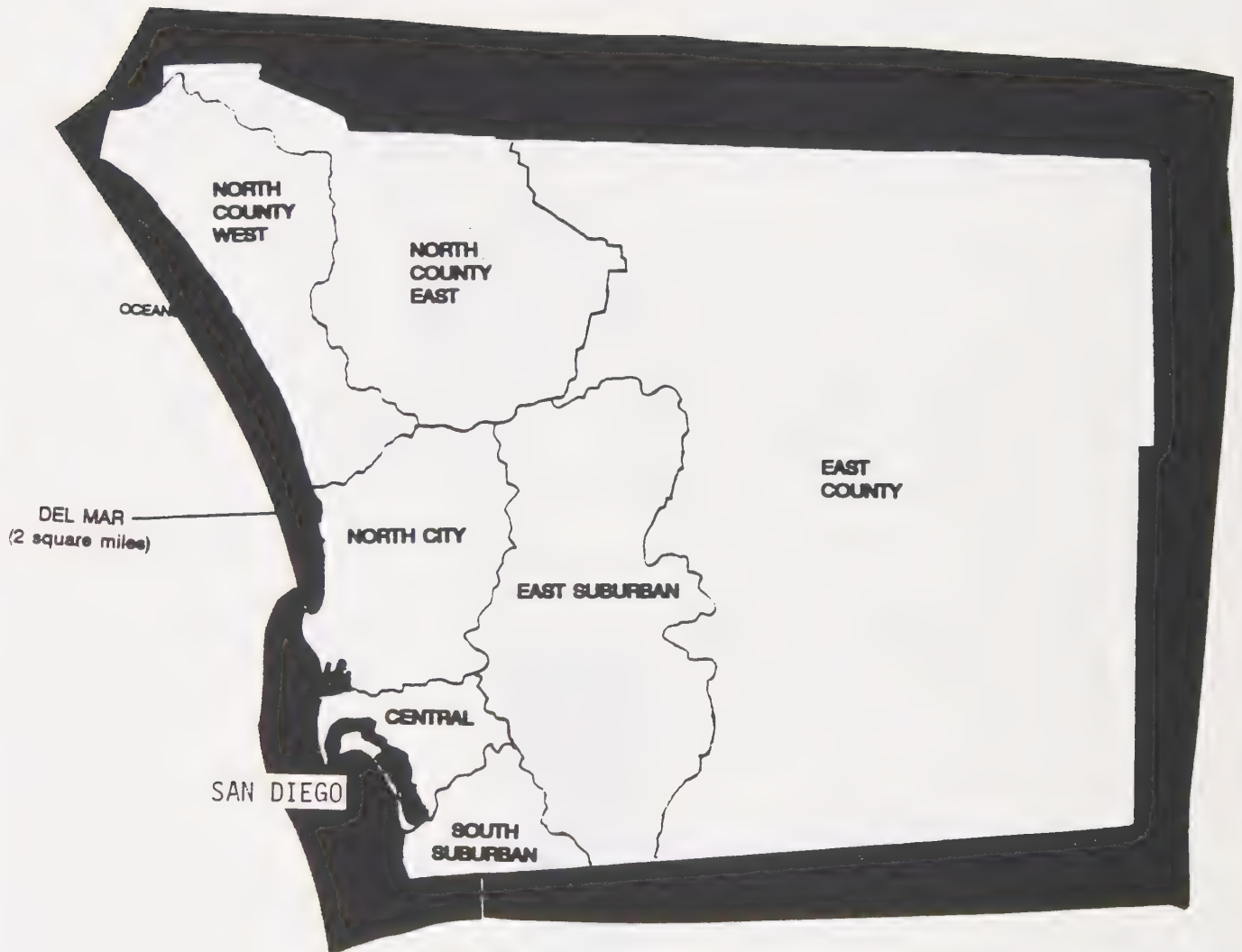
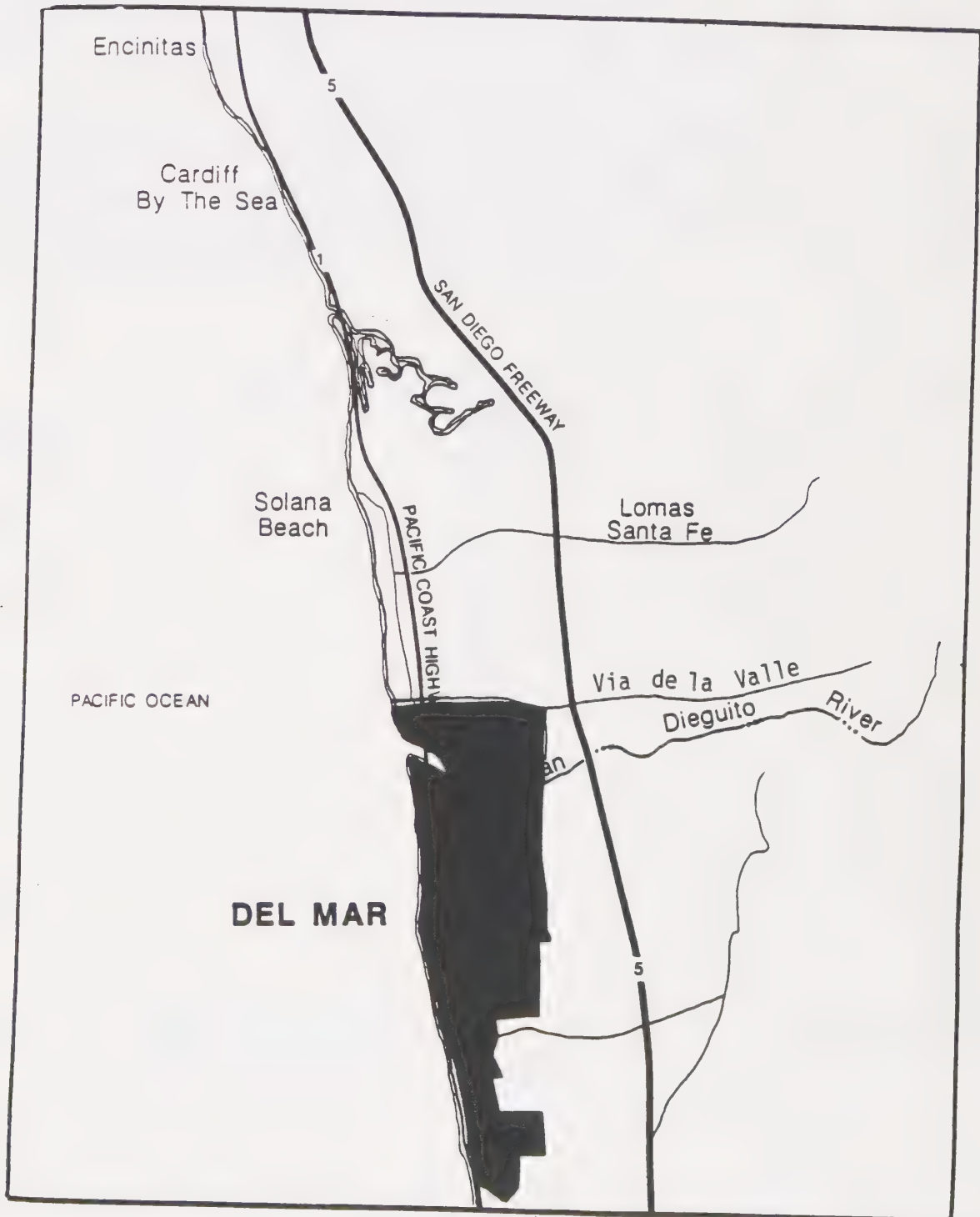


EXHIBIT 2 -- SUB-REGIONAL LOCATION



Sub-Regional Location
DEL MAR HOUSING ELEMENT

POPULATION TRENDS AND PROJECTIONS

Between 1980 and 1990, the City's population decreased from 5,017 to 4,860 persons. According to the 1990 Census of Population and Housing, Del Mar's population included 2,480 males and 2,380 females. An estimated 11.5% of the population is in the 20-24 age group. Within this age range, it is estimated that 215-280, or approximately 50% are students seeking housing within the City. See Page 8-4 for further information. The senior population of 60 years + accounts for 17.1% of Del Mar's population. The age distribution of the City's 4,860 persons is shown in Table 1 below.

In comparison to the San Diego Region, the Del Mar distribution of population has a lower percentage of children, but a slightly higher (1.3%) number of the 20-24 age group. Del Mar also has a consistently higher percentage of people over 35 years of age than the rest of the region. For comparison of population distribution with the San Diego Region refer to Exhibit 3.

TABLE 1
DEL MAR: POPULATION BY AGE GROUP

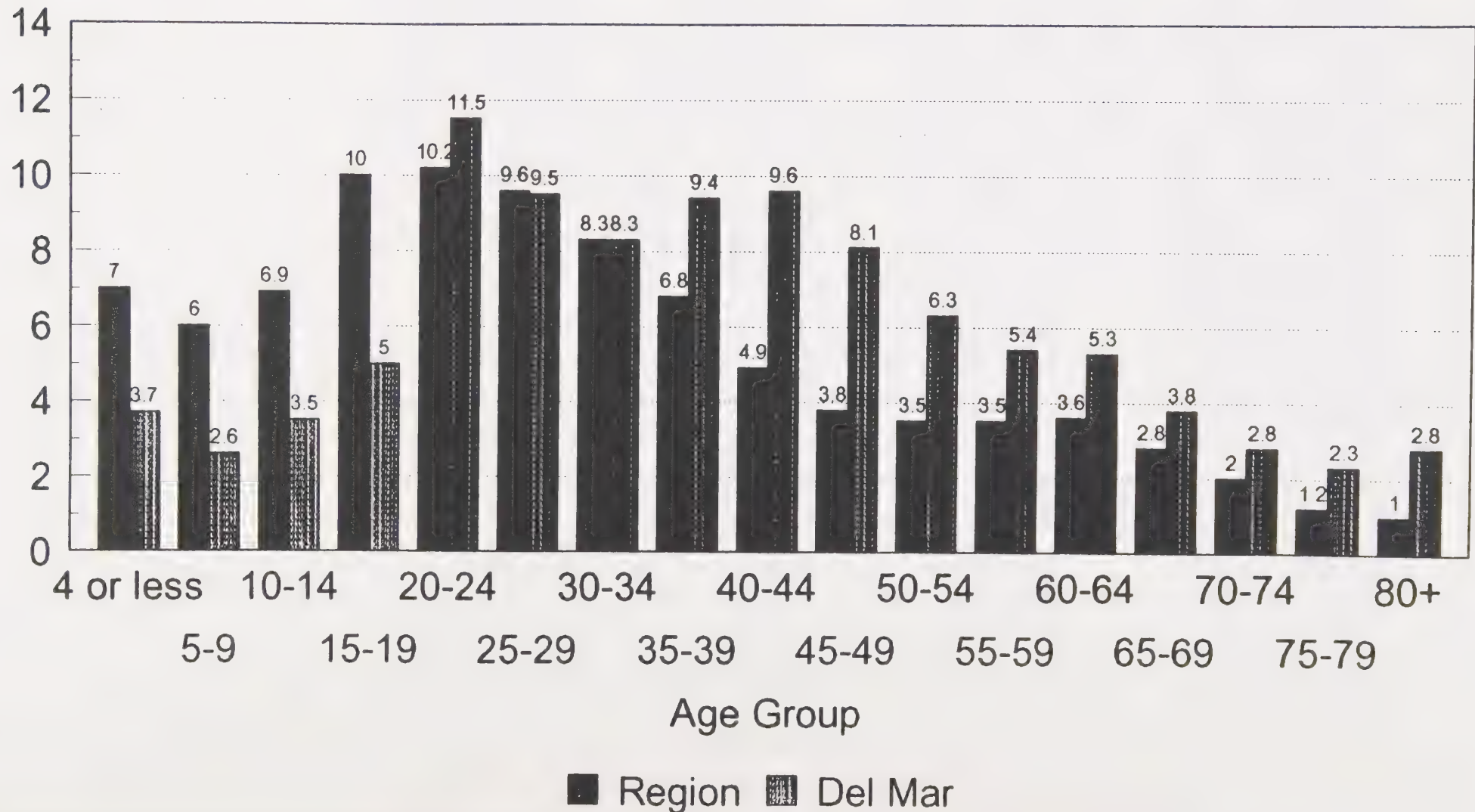
<u>Age Group (in years)</u>	<u>Number of Persons</u>	<u>Percentage Distribution</u>
4 or less	179	3.7%
5-9	124	2.6%
10-14	170	3.5%
15-19	242	5.0%
20-24	560	11.5%
25-29	464	9.5%
30-34	402	8.3%
35-39	458	9.4%
40-44	466	9.6%
45-49	393	8.1%
50-54	307	6.3%
55-59	261	5.4%
60-64	256	5.3%
65-69	187	3.8%
70-74	134	2.8%
75-79	114	2.3%
80 +	<u>143</u>	<u>2.8%</u>
	4,860	100.0%

Source: 1990 Census of Population and Housing, Summary Tape
File 1, P-11-Age.

Table construction by Castaneda & Associates.

Exhibit 3: Comparison of Age Distribution for San Diego Region and City of Del Mar

Percentage Distribution



Source: 1990 Census of Population and Housing

Official population forecasts published by SANDAG predict a low growth rate for Del Mar. The SANDAG Population and Housing Estimates of January 1, 1990 predicts a population of 5,215 by 1990. This forecast implies a 3.9% population increase between 1980 and 1990 of 198 persons. However, according to the 1990 Census, the population of Del Mar actually decreased between 1980 and 1990 by 133 people. This represents a -2.7% change in population for the City. Therefore, the predictions made by SANDAG have not been achieved within Del Mar.

EMPLOYMENT TRENDS AND PROJECTIONS

SANDAG used two sets of Employment data to calculate the Regional Share and Fair Share Housing Needs required of the City,. The "Regional Share" needs were derived from a SANDAG Series 7 Population Forecast which uses a 1986 Employment Inventory, while the "Fair Share" ratios used 1988 Employment Inventory data. Both sets of data seem to over-estimate the actual number of employees but to different degrees.

Fair Share

Within the 1988 Employment Inventory used in calculating "Fair Share" needs, SANDAG estimates that the City has an employment base of 5,450 jobs. The largest numbers of jobs occur in three SIC categories: 1) government, military (e.g., City Hall, post office); 2) services (e.g., hotels, professional services); and 3) finance, insurance and real estate. These and other job categories are defined in the "glossary of terms" included in Appendix "A" of the Housing Element. 1988 Employment data are summarized in Table 2.

The City of Del Mar believes that this SANDAG estimated employment base actually overstates the employment in Del Mar. This estimate is based upon the 1988 Employment Inventory which is a series of employment estimates consisting of three components: civilian wage and salary employment; self-employed and domestic workers; and military employment. Appendix "B" is the 1988 Employment Inventory for the City of Del Mar. Appendix "C" is SANDAG's 1988 Employment Inventory Technical Documentation which describes how the Inventory was created, what information is contained and how it may be accessed.

It is important to note that there are four major assumptions established by SANDAG within the 1988 Employment Inventory Technical Documentation, which pertain to how the local estimates of employment were calculated. Both the 1986 and 1988 Employment Inventories used these assumptions for calculations, however there are some differences between the two, as explained later. The following examples have been derived from the 1988 Employment Inventory only:

Assumption #1: Self-Employed and Domestic Workers (SEDW)- When SANDAG created the Employment Inventories for San Diego County, two separate computer files were meshed to gain the end product. One was a file from Contacts Influential which represented all wage and salaried employers in San Diego County as of December 31, 1988. The other was an estimate from the State Employment Development Department for total self-employed and domestic workers in the San Diego region. The State estimated that there are 107,830 self-employed people within the region, but the type of employment and it's specific geographic location was not given. Therefore, these workers were distributed among the jurisdictions using two assumptions:

a) The distribution of the SEDW who performed a certain type of work remained the same since 1980. Therefore, the SEDW figures for each SIC category for 1980 were divided by the total number of SEDW within the region for 1988 to obtain the adjustment factor. This adjustment factor was then multiplied by the total number of SEDW in each SIC category in 1988 to determine number of SEDW in each SIC code.

b) The geographic distribution of SEDW was assumed to follow the same pattern as wage and salary employment. Therefore, for every known employer an additional SEDW record was generated with an "average" employee count. While this assumption may work for large geographic areas, it may be fallacious to apply it to an area too small to accommodate the workers ascribed to it.

For example, according to Appendix E of the 1988 Employment Estimates Technical Documentation, there are 4,053 self-employed people within SIC 7 agriculture category in the region. These people were distributed evenly among the 820 created SEDW records at the rate of 5 employees per firm.

In the City of Del Mar, the 11 identified SIC 7 employers have been matched with a SEDW record to which 5 employees have been ascribed. As a result, Del Mar has been ascribed 55 employees who may not actually work within City limits.

An easily examined example that points more directly to the dangers of applying a large population assumption to a very small segment of that population may be seen in the SIC 55 category. This category identifies two known service stations (the largest of which is not in Del Mar). Two additional SEDW records have been created with the regional average employment of 2 each. However, from a search of business license files it is known that there are no SEDW service stations within the City. From this it is clear that Table 2, taken from the RHNS includes SEDW workers who do not exist in the City.

Note that there are 924,712 known employees and 107,880 created SEDW employees in the region. Thus the SEDW represent $107,880/1,032,542$ or 10.4% of the total employed population. In Del Mar the 879 people created by SEDW employees represent $879/5450$ or 16.1% of the total. Further, on a regional basis, the SEDW employment are equivalent to 4.3% of the total population. In Del Mar, the 879 SEDW employees are equivalent to 18% of the total population.

Assumption #2: Employers Outside City Limits - A considerable number of employers have been ascribed to the City of Del Mar, though they are located outside of the City limits. Some of these occur because the address sort program does not discriminate properly when the opposite sides of a street are in different jurisdictions. Thus, businesses along the north side of Border Avenue and Via de la Valle and the east side of Jimmy Durante Blvd. have been ascribed to Del Mar when they are actually located in the cities of Solana Beach and San Diego. Additionally, there are other non-Del Mar addresses with some as far away as Rancho Santa Fe. It is noted that in the future SANDAG's ADDRESSMATCH program intends to compare the zip code on the final record with that of the original. This refinement will not work for areas such as Del Mar where the postal zip code area is significantly larger than the City. Because the city has an employment population of less than 5000 people, including businesses located outside of the City can significantly impact the total employment within the City.

A total of 23 address records, accounting for 425 employees, have been identified as being outside the City limits. There are others that are difficult to determine due to lack of address. However, the known 425 employees represent 7.8% of the total employee record. Further, each of the identified records has been matched with an SEDW record creating a compounded error in employment count. What is not known is how many Del Mar employers may have mistakenly been ascribed to another jurisdiction.

Assumption #3: Averaging of Employees - The wage and salary file obtained from Contacts Influential did not contain precise employment counts. Instead, a size range was indicated for each employer. Some records had known employment numbers through SANDAG's Activity Centers file. The remaining files were given a midpoint of the size range as their starting point.

Employee Size Range Codes given were:

<u>Code</u>	<u>Size Range</u>
K	1-2 employees
M	3-5
N	6-10
O	11-15
P	26-50
Q	51-100
R	101-250
S	251-500
T	501 or more

The program used by SANDAG first sorted the information according to known employees or issued a midpoint number of employees. These are sorted according to type of work or SIC Codes to give a group total. These figures are rounded up or down. The result is then compared to the State's Employment Development Department control totals. (The State's control totals represent the average annual employment for 1988.) The two figures (group total and control totals) are divided to create an adjustment factor for each SIC group. The adjustment factor is then reapplied to all of the files, including known employment files.

When the group totals are rounded, they no longer match the control total exactly. To make up the difference, an additional employee is then added, or subtracted, to the group. It is not clear within SANDAG's Employment Inventory Documentation why these files were rounded. This has the potential of adding an additional employee than actually exists. Furthermore, the potential to increase the number of employees within the jurisdiction is high because the program uses the midpoint of a range of employees rather than the actual number of employees.

The midpoint of an employment range is not the average employment. Selecting the midpoint as the standard for all employers introduces errors in any finite population of employers. This is particularly true for the small firms typically found in Del Mar, where a great majority (74.5%) of the businesses have 5 or fewer employees. When these midpoint figures are adjusted upwards to meet a control figure, another error is introduced. In the case of small firms which employ 5 or fewer people, everyone will be found to be "above average", clearly an impossibility.

Consider the SIC 7 category for Del Mar. Every known firm is ascribed employment figures at or over the top of the originally assigned size category.

Assumption #4: Estimation of Governmental Employment - The Contacts Influential file did not contain figures for state, local and federal employees. The number of employees listed for some of these files were averaged from County totals. For instance, the inventory indicates that there are 200 Post Office employees (adjusted to 208) in Del Mar. However, according to the Del Mar Postmaster, the Del Mar Post Office only has a total of 41 employees inclusive of delivery personnel. Thus the SANDAG estimate represents 5 times the actual employment, or 3% of the Del Mar workforce.

Another example involves the number of school district employees. The city has been allocated the total number of employees of the school district, however, only 6 people are employed at the district office within the Del Mar city limits. The remainder of employees are located on school sites within the City of San Diego. There are no schools in Del Mar. Combined with the post office example, this represents 7.2% of the workforce.

There is also a great discrepancy between the governmental figures (particularly the State figures) and the actual number of employees. For instance, the 1988 Inventory shows a total number of 1194 State (Fairground) employees, but when contacted, the 22nd Agricultural District indicated only 209 permanent, part-time and full-time employees. This discrepancy is further described within Chapter 8.

In the San Diego region approximately 44.9% of the population is employed. However, Del Mar is ascribed more employees (5,450) than residents (4,860), so that the ascribed employment population is 112.1% of the resident population. This high ratio of employees to residents does not seem credible for a residential community such as Del Mar. This is a problem with "Fair Share" calculations, since "Fair Share" is based upon a percentage of the region's employment rather than a percent change within a given area. It is noted that the SANDAG 1986 Employment estimate for 1990 is 33% greater than the actual 1990 figures. This over-estimation is then reflected in the SANDAG Series 7 and future predictions.

Analysis:

Due to the methods of calculation and assumptions used, it appears that the total number of employees used to calculate Regional Share and Fair Share housing within the City of Del Mar has been incorrectly estimated to be higher than what actually exists.

Appendix "G" demonstrates that because Del Mar's population is a smaller percentage than the error inherent in the data used by SANDAG, statistical methods that worked for large populations can't be applied here. Therefore, the allocation of housing assigned to Del Mar is not realistic. The City intends in the future to participate in providing SANDAG with more appropriate employment figures. The same will apply regional share based on Series 7, because Series 7 uses the same type of employment figures.

Regional Share

As mentioned earlier, there are differences between the 1988 and 1986 Employment Inventories. The information for the Regional Share Housing Needs were calculated with the use of the SANDAG Series 7 Population Forecast which used the 1986 Employment Inventory. This data was obtained through a different service, Dunn's Marketing, Inc., rather than Contacts Influential. Though, the assumptions applied to the 1986 data are similar to those applied to the 1988 data.

For instance, Assumption 1, the Self-Employed and Domestic Workers, were also ascribed to the 1986 data in the same manner as to the 1988 Inventory. Both adjusted data from a 1980 information source to fit the State Employment Development Department figures. The reliability of the 1980 information source is unknown.

It can also be assumed that Assumption 2, Employers Outside City Limits, were also ascribed to Del Mar. Although the data was received from a different source, it has been noted that the 1990 Employment Inventory, which is also from Dunn's Marketing, contains similar errors, though to a lesser degree.

The Averaging of Employees, Assumption 3, is slightly different within the 1986 Inventory. The data received from Dunn's Marketing had a smaller size range of employees as Contacts Influential, therefore, the actual employment figures were probably closer, but still not correct. The methodology of using the midpoint of the size range was used in this case as well. These figures are also adjusted to correct the averaging process of employees as previously explained.

Finally, the employment figures assigned to local, state and federal government, as described within Assumption 4, leads the City to believe that these figures may have been estimated. A total of 1314 employees were ascribed to Del Mar in 1986 within this category. As described earlier, these figures do not compare with the actual employees.

Beyond the assumptions used within the 1986 Employment Inventory, other assumptions were used within SANDAG's Series 7 Population Forecast from which determined the Regional Housing Needs requirements. For instance:

1) Within the United States, the average fertility rate is 1.8, however, SANDAG assumed a fertility rate of 1.96.

2) Agricultural workers which were displaced by development were relocated to other agricultural areas. No study was provided to test the accurateness of this approach.

3) The Basic Employment Model (BEM) divided the region into 6 metropolitan statistical areas (MSA). Basic Employment are firms that sell their products outside the region, and therefore do not locate with regard to the local market. Del Mar is within the North City MSA, which stretches from Del Mar south to Mission Bay, and east to La Mesa and Poway. Basic Employment was divided into these 6 regions according to vacant land, unoccupied floor space, and location to freeway serving transportation. However, it is unclear whether Del Mar's proportion of basic employment was allocated within this model, or only with consideration of the variable limitations of the City of Del Mar.

4) The BEM is then used to derive the Projective Land Use Model (PLUM). PLUM is an incremental model which is used to describe an increase or decrease over the forecast period. In this model, both Basic and local serving workers are distributed to their place of residence, not to where they work.

5) Local serving employment was determined by basic employees at work and non-employed people at their residences. Therefore, total employment is based upon local serving employment, basic employment and non-employed people.

6) Finally, the Sophisticated Allocation Process (SOAP), was used to distribute these employees further. The Basic Employment was distributed to vacant, redevelopment or infill land appropriate for the specific activity; or, in cases where there is much vacant land, to areas where development is likely due to accessibility. This assumption could result in an increase of employment for Del Mar, which is freeway accessible. It appears that the vacant land in Del Mar is not included within the distribution due to its non-developable characteristic.

These factors all point towards errors in ascribing the SEDW figures, and in the assumption that all known firms have at minimum the midpoint number of employees in the field. The assumptions used in generating these figures may work well for large populations, but cannot be assumed to work for any given small population that has not been scientifically selected as

representative. Del Mar's population which is approximately 1/4 of one percent of the region's population, is too small to be representative of the region. Further, many of the region's businesses are not represented within the city. As shown, employment miscalculations may be magnified as they are used to project the following years employment base. The City of Del Mar believes that the employment estimates for the City of Del Mar are significantly overestimated. Appendix "G" demonstrates the problems associated with applying statistical methods to a small community smaller than the error inherent in those methods.

TABLE 2
DEL MAR: EMPLOYMENT WITHIN THE CITY BY
INDUSTRY TYPE -- 1988

<u>Industry Type</u>	<u>Number Employed</u>	<u>Percentage Distribution</u>
Agriculture, Forestry Fishing, Mining*	139	2.6%
Construction	109	2.0%
Manufacturing	76	1.4%
Transportation, Communication, Utilities	152	2.8%
Wholesale Trade	61	1.1%
Retail Trade	1,064	19.5%
Finance, Insurance and Real Estate,	531	9.7%
Services	1,644	30.2%
Government, Military**	1,674	30.7%
Total	5,450***	100.0%
Revised Total****	4,573	

* Each industry is defined in Appendix A of the Housing Element.

** There are no military employees in Del Mar.

*** This is the estimated number of jobs within the City not the number of employed residents. According to SANDAG Employment sort there are more jobs than residents.

**** Known employees in error subtracted from total. Although SANDAG has a revised figure now, this is not reflected in the City Fair Share Housing Needs requirements.

Source: San Diego Association of Governments, Regional Housing Needs Assessment, Table 27, (July 1990).

Table construction by Castaneda & Associates.

QUANTIFICATION OF EXISTING HOUSING NEEDS

State law requires:

"A quantification of the locality's existing and projected housing needs for all income levels. (Section 65583(a)(2))"
(emphasis added)

"Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . ."

This section of the needs assessment deals with the housing needs of existing residents of Del Mar. Housing assistance needs exist when housing costs are not affordable to all income groups. When this happens, there is a need to bridge the gap between the cost of housing and ability-to-pay through some means of financial assistance. The extent of need for housing assistance is assessed through a comparison of income levels and housing costs.

In Del Mar, as of 1990, there is an estimated 65 lower income households who are spending 30% or more of their income on housing costs. It is these households who are defined as having housing costs exceeding the ability to pay.

PROJECTED NEEDS AND SHARE OF REGIONAL HOUSING NEED

The State law also requires SANDAG to prepare a Regional Housing Need Statement (RHNS) for agencies within its regional boundaries. The statutory requirements described in Section 65584 of the Government Code require that the existing and projected housing needs be quantified by household income group for all jurisdictions within the region. Pertinent provisions of State law are quoted below:

"...a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farmworkers."
(Section 65584(a) of the Government Code.)

The State Department of Housing and Community Development (HCD) working in conjunction with SANDAG and the State Department of Finance projections identified a regional household increase of 125,772 from January 1, 1989 to July 1, 1996. These projections were consistent with Series 7 Regional Growth Forecasts for households for the same time frame.

The household increase was converted to housing unit increase in order to respond to the State requirements. Using the approved HCD methodology, adjustments for vacancy (1989 - 13,151 and 1996 - 8,372) and replacements (14,934) were made. These adjustments increased the original regional household increase figures by 25%. The total need for housing units from January 1, 1989 to July 1, 1996 for the San Diego Region was established at 162,229. This figure (162,229 units) is the control total that was used to allocate housing unit shares to each jurisdiction.

The distribution of this need was accomplished through the establishment of an allocation factor. Each City was allocated a proportion of the control total. The allocation factor was not based upon the proposed growth and development of local general plans. It was the State Attorney General's opinion of State Law that the use of the general plans would limit potential growth and therefore not comply with the procedures of the law. Instead, the allocation factor is determined by a composite of the two most direct indicators of the ability and need to provide new housing units: vacant available land and employment. Thus, total land availability would not only provide a measure of capacity for residential growth but, since it's not determined by local zoning and plans, it would also meet the State requirements. The second indicator ties the projected generation of new jobs directly to the projected need for new housing for these new employees. These two factors are averaged and used to allocate the regional need to each jurisdiction.

"Fair share" identifies the lower income households that each jurisdiction should assist to meet existing and projected housing needs of lower income households that need assistance. The fair share is allocated to each jurisdiction based on the population, housing, income, and employment characteristics of each jurisdiction (the fair share formula). The total needs for each jurisdiction are then translated into a five year goal.

Thus, a standard is provided that defines the level of effort by a local agency that would be accepted as reasonable progress towards meeting its lower income household needs. The provision of assistance to lower income households should be a regionwide concern; this assistance should be provided throughout the region in an equitable manner in order to respond to the entire area's lower income household needs. Each community should accept its share of the region's housing responsibilities in proportions similar to the demand that has been generated by existing lower income housing needs and by new demands resulting from growth. As required by State law, SANDAG takes eight criteria into consideration when the regional housing needs are defined and distributed:

- + Household growth and trends (market demand for housing);
- + Employment growth and trends (employment opportunities);
- + Land use trends (availability of sites);
- + Input from local agencies regarding existing and projected improvements (the availability of public facilities);
- + Transportation networks and transit facilities (commuting patterns);
- + Types of existing and 1) protected housing structures and household tenures (type and tenure of housing need);
- + Loss of units contained in assisted housing developments; and
- + Needs of several disadvantaged segments of the housing market (including farmworkers).

As indicated in Table 3, the projected need for new housing in the City is 216 dwellings during the 5-year period from 1991 to 1996. The 216 dwelling units represents the City's Regional Share of housing. According to the RHNS, the projected 5 year need of Fair Share housing within the City is 65 low and very low-income units. This figure represents 2.5% per year of the Total Fair Share (521 units) over the next 5 years. The SANDAG assumptions made with regard to employment and employment growth in Del Mar were a determining factor for the projection of new housing need. The RHNS shows an employment growth of 2,346 employees. This represents a 75% increase in employees between 1980 and 1988, even though there has been no decrease in the commercial vacancy rate and no new commercial projects have opened in this time frame.

It is also known that SANDAG rounded these Allocation Factors when assigning percentages to the different jurisdictions. In Del Mar, this has had a significant impact since the allocation factor of .2 was assigned where the actual figure is .15. Consequently, the Regional Share of dwelling units would be 185 units rather than 216, or 31 units less than presently assigned.

TABLE 3
CITY OF DEL MAR
NEW HOUSING NEEDS - JULY 1991 TO JUNE 1996

<u>Income Group</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
Very Low	50	23%
Low	37	17%
Moderate	45	21%
Above Moderate	<u>84</u>	<u>39%</u>
Total:	216	100%

Source: San Diego Association of Governments, Regional Housing Needs Statement, Table A, (July 1990).
Table construction by Castaneda & Associates.

New housing needs affect the City's obligations with regard to: 1) the identification of "adequate sites"; and 2) the statement of "quantified objectives" for new construction. According to the State Department of Housing and Community Development:

"The variety of residential resources is adequate if it provides sufficient holding capacity at appropriate densities and development standards to permit construction of a range of housing types and prices to accommodate projected need for all income levels."

HCD states:

"One approach for determining whether a locality's existing supply of vacant land is adequate is to conduct a two part analysis which focuses on the following two questions:

1. Can the realistic development capacity of suitable land, which is served by infrastructure, accommodate over the next five years the locality's total new construction need, including the locality's share of the regional housing need?

2. Are there currently available sites appropriately zoned for a variety of housing types and densities, to facilitate the development of housing to meet the locality's projected need by income category?

With regard to numerical targets, HCD states:

Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five year time frame.

The construction objective is the number of units which potentially may be constructed over the time frame of the element given the locality's land resources, constraints which cannot be mitigated or removed, and proposed programs.

Ideally, objectives will be equal to identified needs. However, the Statute recognizes that limitations on resources may mean objectives lower than total housing needs. The requirement to establish maximum objectives does not mean that local governments are required to expend revenues for the construction of housing, housing subsidies, or land acquisition (Section 65589[a] [1]), but assists the locality in designing housing programs which facilitate the achievement of the stated potential for the maintenance, improvement, and development of housing."*

Thus, the Housing Element must identify sites with enough capacity to meet the needs of all income groups as shown in Table 3. In addition, the Housing Element must set forth a numerical target for new construction which represents a "maximum feasible effort".

* State Department of Housing and Community Development, Housing Element Questions and Answers, June 1987, page 10 and 14.

4.
HOUSEHOLD AND HOUSING
CHARACTERISTICS

INTRODUCTION

This section provides background information that meets the following housing element planning requirement:

"Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition."

LEVEL OF PAYMENT COMPARED TO ABILITY TO PAY

An analysis of this household characteristic depends on regional income thresholds and the City income and tenure distributions. Data on these characteristics and distributions are contained in Tables 4 and 5. The information presented in these tables is summarized in the following paragraphs.

Regional Income Limits

Table 4 presents income limits for various income groups as of February 1991. As noted, two factors determine each income category: annual household income and the number of persons in the household.

TABLE 4
MAXIMUM INCOME LIMITS BY CATEGORY
REGIONAL HOUSING NEEDS STATEMENT
SAN DIEGO REGION - 1991

Income Group	Limit by Size			
	1 Person	2 Person	3 Person	4 Person
Very Low	\$14,450	\$16,500	\$18,600	\$20,650
Low	\$23,150	\$26,450	\$29,750	\$33,050
Median	\$28,900	\$33,050	\$37,150	\$41,300
Moderate	\$34,700	\$39,650	\$44,600	\$49,550

Source: U.S. Department of Housing and Urban Development and State Department of Housing & Community Development Department. The income limits are thresholds and represent the ceilings for each income group and household size. The HCD and HUD definitions of each income limit are the same.

Based on San Diego regional median income of \$41,300 for 4 persons (2/91).

Affordable Monthly Payments

The amount that can be afforded by the income groups are calculated in Table 5. The "affordable" monthly level of payments are computed on the basis of an allocation of 30% of monthly income toward housing costs. This is the standard used by State and Federal housing programs.

TABLE 5
SAN DIEGO REGION: MONTHLY HOUSING PAYMENT
WITHIN ABILITY TO PAY* BY INCOME GROUP AND
HOUSEHOLD SIZE

<u>Income Group</u>	<u>Household Size</u>	<u>Annual Income Limits</u>	<u>Monthly Housing Payment</u>
<u>Very Low</u>	1	\$14,450	\$361
	2	\$16,500	\$412
	3	\$18,600	\$465
	4	\$20,650	\$516
<u>Low</u>	1	\$23,150	\$579
	2	\$26,450	\$661
	3	\$29,750	\$744
	4	\$33,050	\$826
<u>Moderate</u>	1	\$34,700	\$867
	2	\$39,650	\$991
	3	\$44,600	\$1,115
	4	\$49,550	\$1,239

* Ability to pay criterion is 30% of monthly income.

Table construction by Castaneda & Associates.

HOUSEHOLD INCOME

Estimates of the number of households in each income group are presented in Table 6. The income distribution is based on percentage distribution provided by SANDAG. The data in this table should be interpreted only as estimates. The true accuracy of the income distributions will be known after more detailed information from the 1990 Census is published.

TABLE 6
CITY OF DEL MAR:
HOUSEHOLD INCOME DISTRIBUTION BY GROUP -- 1990

<u>Income Group</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
Very Low	282	12.7%
Low	365	16.4%
Moderate	372	16.7%
Above Moderate	<u>1,205</u>	<u>54.2%</u>
Total:	2,224	100.0%

Source: Number of households based upon April 1990 Census of Population and Housing. Percentage distribution is based on San Diego Association of Governments, Regional Housing Needs Statement, Table 24, (July 1990).

Table construction by Castaneda & Associates.

OVERCROWDED HOUSEHOLDS

The term "overcrowded" is applied to occupied housing units with 1.01 or more persons per room. Three levels of overcrowded housing conditions are defined in the 1990 Census: 1.01-1.50, 1.51-2.00, and 2.01 or more persons per room. The City has a very low incidence and rate of overcrowding. As shown in Table 7, the 1990 Census data indicates a total of 31 "overcrowded" households, 1.4% of Del Mar's total households. The vast majority of overcrowded households resided in renter-occupied housing units (26 of 31).

TABLE 7
CITY OF DEL MAR
TENURE BY PERSONS PER ROOM

<u>Persons Per Room</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total Households</u>	<u>Percentage Distribution</u>
< 1.00	1,181	1,012	2,193	98.6%
1.01-1.50	4	15	19	.9%
1.51-2.00	1	10	11	.5%
2.01 or more	0	1	1	----- %
	<u>1,186</u>	<u>1,038</u>	<u>2,224</u>	<u>100.0%</u>

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

HOUSING STOCK CONDITION

Del Mar's housing supply encompasses an estimated 2,514 dwellings as reported by the 1990 Census. The majority (51.5%) of housing units are 1 family detached structures - single family homes. Of the occupied units, 53% and 47% of the stock is owner- and renter-occupied, respectively. The 1990 Census estimates that 11.5% of the stock was vacant as of April 1990. Tables 8 and 9 provide summary statistics on housing stock, owner/renter occupancy and vacancy characteristics of Del Mar.

TABLE 8
CITY OF DEL MAR
TENURE BY HOUSING TYPE
(UNITS IN STRUCTURE) - 1990

<u>Housing Type</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Vacant Units</u>	<u>All Units</u>	<u>Percentage Distribution</u>
1, detached*	937	230	128	1,295	51.5%
1, attached**	108	133	42	283	11.3%
2	32	114	22	168	6.7%
3 or 4	23	56	9	88	3.5%
5 to 9	13	53	14	80	3.2%
10 to 19	35	172	25	232	9.2%
20 to 49	29	150	43	222	8.8%
50 or more	0	106	0	106	4.2%
Mobilehome	3	0	1	4	.2%
Other	6	24	6	36	1.4%
Total:	1,186	1,038	290	2,514	100.0%

* A "1, detached unit" is a single-family residence without any shared walls of another single-family residence.

** A "1, attached unit" is a single-family residence which shares a wall(s) with another single-family residence and which can be sold as separate property.

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

TABLE 9
CITY OF DEL MAR
CHARACTERISTICS OF VACANT HOUSING UNITS

For rent	82
For sale only	26
Rented or sold, not occupied	14
For seasonal, recreational or occasional use	150
For migrant workers	0
Other vacant	<u>18</u>
Total:	290

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

Few housing units in the City are in a deteriorating or dilapidated condition. Two surveys on the exterior physical condition of housing have been completed, the first in 1975 and the second in 1984. No information is available on the internal condition of the housing stock other than the 1980 Census data which indicated that nine housing units lacked complete plumbing facilities. The 1980 Census also showed that there were 31 "deteriorating" and six "dilapidated and inadequate" dwellings. Based on the 1980 census data, the current housing stock condition is estimated as follows:

- + Housing units needing rehabilitation = 25-30
- + Housing units needing replacement = 5-10

COASTAL ZONE

Section 65588 of the Government Code requires that in housing updates, coastal jurisdictions document the number of low- and moderate-income housing units converted or demolished, and the number of replacement units provided. This helps the locality determine whether affordable housing stock in the coastal zone is being protected and provided by Section 65588.

Section 65588 specifically requires the following:

- a. Number of new units approved for construction after January 1, 1982.
- b. Number of units for low-and moderate-income households required to be provided either within the coastal zone or within three miles of it.

- c. Number of units occupied by low-and moderate income households and authorized to be demolished or converted since January 1, 1982.
- d. Number of units for low- and moderate-income households required either within the coastal zone or within three miles to replace those being demolished or converted.

It is estimated that 30 housing units were approved for construction between 1982 and 1993 (this estimate is based upon the "year structure built" data from the 1990 census).

During the referenced time period, zero housing units for low- and moderate-income households have been approved within the City of Del Mar.

With regard to demolitions, the average annual rate of demolitions is approximately equal to number of new housing units constructed. This is because most new units are built in place of old units. Over a 10 year period, therefore, an estimated 30 units have been demolished. Based on the City's household income distribution, it is further estimated that 365 dwellings were occupied by low income (<80% of median income) households and 372 dwellings were occupied by moderate-income (80%-120% of median income) households.

As indicated above, zero housing units affordable to low- and moderate-income households have been constructed in the coastal zone.

5.

SITE AVAILABILITY

INTRODUCTION

According to State law, housing elements must include:

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).

Thus, a site availability analysis must include the following:

- + An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment.
- + An analysis of zoning in relationship to those sites.
- + Adequacy of public services and facilities to the sites.

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

As noted in Table 3, the City's share of regional housing needs based upon SANDAG's assumptions of the Regional Housing Needs Study and 1988 Employment Technical Inventory is 216 units for all income groups. An inventory of land suitable for residential development was completed to ascertain the potential number of housing units that could be built in order to meet the City's regional share need. The inventory, summarized in Table 10, did not include publicly owned property. The public properties are excluded because they were not found to be suitable for residential development due to either the low density requirements of the zone or its location within the Open Space Overlay Zone. These include parcel numbers:

299-072-10: Located in the R1-10 (low density) zone. Lot area of approximately 21,000 sq.ft. Access appears limited due to closed alley. This site contained an abandoned reservoir. Now available for emergency storage.

299-260-45: Located in the R1-10 zone. Lot area of approximately 21,000 sq.ft. Between the end of Zuni and 15th Street. This site contains a reservoir.

300-272-07: Located in the R1-10 zone. Area of approximately 15,000 sq.ft. parcel off Crest Road. This site contains a reservoir.

300-154-10, 300-153-07,-08,-11,-12,-13: All six parcels are located in the R1-40 (very low density) zone. Lots vary in size from 7500 sq.ft. to approximately 52,000 sq.ft. and surround the Oribia Road loop adjacent to Crest Road. Total area of all these parcels approximates 127,000 sq.ft. However, all these lots lie within the Open Space Overlay Zone and are part of the Crest Canyon Preserve.

300-262-01: Approximately 22,360 sq.ft. R1-40 (very low density). This site is within the Crest Canyon Preserve.

300-262-02: Approximately 34,000 sq.ft. R1-10 zone (low density). This site is within the Crest Canyon Preserve.

300-264-01: Approximately 56,000 sq.ft. R1-40 (very low density). This site is within the Crest Canyon Preserve.

300-264-02: Approximately 37,000 sq.ft. R1-40 (very low density) The four lots listed above flank Oribia Road and Crest Road and lie within the Open Space Overlay Zone. This site is within the Crest Canyon Preserve.

300-240-10: This site contains a City reservoir.

300-093-02, -03: These sites include City Hall, Channel 38 Communications, and the City Library.

300-154-01: This site is 1.22 acres in size and zoned R1-40 (very low density) It is located within the Crest Canyon Preserve.

299-071-25: This site is approximately 8000 sq.ft in area and zoned FW (Floodway). The site is located north of San Dieguito Road and can not be developed due to flood hazard.

299-072-22: Approximately 8,200 sq.ft. in area and zoned FW (Floodway). The site is located on the north side of San Dieguito Rd. and can not be developed due to flood hazard.

299-100-37,-38,-39: These sites total approximately 1 acre in area and are zoned FW (Floodway). They are located on the northside of San Dieguito Rd. and can not be developed due to Flood hazard.

299-133-01: Almost one acre in size, this site is zoned PP (Public Parkland). It currently contains public tennis courts.

TABLE 10
CITY OF DEL MAR
HOUSING UNIT POTENTIAL - 1991

<u>Zone</u>	<u>Vacant Land</u>		<u>Underdeveloped land</u>		<u>Total Unit Potential</u>
	<u>Lots</u>	<u>Unit Potential</u>	<u>Lots</u>	<u>Unit Potential</u>	
R-1	36	36	0	0	36
CVPP	3	3	0	0	3
R-2	11	17****	53*	53	70
RM East	4	5	41*	41	46
RM West	0	0	28*	28	28
RM Central	0	0	30*	30	30
RM South	0	0	0	0	0
Commercial	2	65**	1	3**	68
	56***	126	153	155	281

Source: Planning and Community Development Department, September 1991, inventory of vacant and underdeveloped lots in the City.

Essential public services and facilities are available to all the vacant and underdeveloped sites that are summarized in Table 10. Existing infrastructure is already available because the City is essentially built out and the sites are located in infill areas. Water, sewer, fire protection, gas and electricity services are existing and available to all sites. Roadway dedications are not required for single-family development. For proposed condominium developments, land dedication for roadways may be required. The analysis indicates that existing infrastructure is adequate and poses no constraint to new residential development.

* Lots with one unit and with physical and zoning capacity to have one additional unit built on the parcels.

** Figures based upon a Community Plan and Zoning Amendment to allow a density of 15 units per acre.

*** A listing of the 56 vacant lots is within Appendix "F".

**** Five of the R-2 lots allow only one dwelling unit.

HOUSING UNIT POTENTIAL IN COMPARISON TO NEED

The inventory of land suitable for residential development is sufficient in holding capacity to accommodate Del Mar's share of regional housing needs. The City's need for affordable housing - that is, very low and low income households - can be satisfied by constructing new units on R-2 and RM

properties, acquisition and redevelopment of existing RM-South properties for low-income units, and both mixed-use and new development of land that is presently zoned commercial.

Other options to help meet low-income requirements would include:

- 1) accessory buildings without a kitchen on R-1 lots;
- 2) conversion of non-residential land uses to housing; and
- 3) exploration to allow 2nd dwelling units.

The practical feasibility of affordable housing development will depend greatly on the availability of non-profit sponsors and profit motivated developers who would acquire needed subsidies.

6.

GOVERNMENTAL CONSTRAINTS

INTRODUCTION

Local housing elements, according to State law, must contain an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. The potential and actual constraints included in this element are:

- + Land Use Controls
- + Building Codes and Enforcement
- + Site Improvements
- + Fees
- + Local Processing and Permit Procedures

Local government's actions influence housing production and costs in a number of ways. Governments provide services and facilities that make housing development possible, yet governmental agencies also impose a number of requirements related to land use and construction. The process of obtaining development approvals can affect the cost and amount of housing construction due to the time needed for review and approval and the cost of meeting application requirements. Finally, the burden of financing new municipal services and facilities has shifted over the past six years, so the property owners are increasingly required to install or pay for necessary improvements at the outset of the development process.

LAND USE CONTROLS

The planned land use and zoning designations within the City generally reflect the patterns of existing development. Even if these designations were changed it is doubtful that substantial increases in permitted densities would result in additional lower priced housing because of Del Mar's high land costs and market demand. Higher densities might well actually raise housing costs by encouraging the replacement of existing smaller and relatively low cost housing with new, larger, and more expensive housing.

The single family zones provide for net residential densities of between one and eight units per acre. The multi-family zones allow for maximum densities ranging from 6.3 to 17.6 dwelling units per acre. The development parameters of each zone are listed on the following page.

CHART 1
CITY OF DEL MAR
RESIDENTIAL ZONE DEVELOPMENT PATTERNS

<u>Residential Zone</u>	<u>Density</u>	<u>Uses Permitted</u>
Very Low Density (R1-40)	1 building site for each 43,560 sq. ft.	1-family dwelling Accessory living quarters
Modified Low Density (R1-14)	1 building site for each 14,000 sq. ft.	1-family dwelling Accessory living quarters
Low Density (R1-10)	1 building site for each 10,000 sq. ft.	1-family dwelling Accessory living quarters
Low Density Beach (R1-10B)	1 building site for each 10,000 sq. ft.	1-family dwelling Accessory living quarters
Medium Density Single family (R1-5)	1 building site for each 5,000 sq. ft.	1-family dwelling Accessory living quarters
Medium Density Single Family Beach (R1-5B)	1 building site for each 5,000 sq.ft.	1-family dwelling Accessory living quarters
Medium Density Single Mixed Residential-East (RM-East)	Up to but not exceeding 8.8 dus/ac Up to but not exceeding 17.6 dus/ac with a CUP	1-family dwelling 2-family dwellings Clustered dwelling units

CHART 1 (continued)

<u>Residential Zone</u>	<u>Density</u>	<u>Uses Permitted</u>
Medium Density Single Mixed Residential-West (RM-West)	Up to, but not ex- ceeding 8.8 dus/ac	1-family dwelling 2-family dwellings
	Up to, but not ex- ceeding 17.6 dus/ac with a CUP	Clustered dwelling units
Medium Density Single Mixed Residential-Central (RM-Central)	Up to, but not ex- ceeding 6.3 dus/ac	1-family dwelling 2-family dwellings
	Up to, but not ex- ceeding 12.5 dus/ac with a CUP	Clustered dwelling units
Medium Density Single Mixed Residential-South (RM-South)	Up to 10.9 dus/ac	1-family dwelling 2-family dwellings
	Up to 12.5 dus/ac with CUP	Multiple family
High Density Mixed Residential (R2)	Up to 12.5 dus/ac	1-family dwelling 2-family dwellings
Residential-Commercial (RC)	Up to 12.5 dus/ac	Uses allowed in R2 zone

CHART 2
CITY OF DEL MAR
SUMMARY OF DEVELOPMENT STANDARDS

<u>ZONING</u> <u>CLASSIFICATION</u>	<u>FRONTYARD</u>	<u>REARYARD</u>	<u>SIDEYARD</u>
R1-40	20'	25'	10'
R1-14	20'	25'	7.5'
R1-10	20'	25'	7.5'
R1-10B	10'	10'	5'
R1-5	20'	20'	5'
R1-5B	10'	10'	5'
RM-EAST	20'	20'	5'
RM-WEST	10'	10'	5'
RM-CENTRAL	20'	20'	5'
RM-SOUTH	20'	20'	10'
R2	20'	20'	5'

GARAGE PARKING REQUIREMENTS

<u>UNIT</u> <u>TYPE</u>	<u>0-1</u> <u>BEDROOMS</u>	<u>2-3</u> <u>BEDROOMS</u>	<u>4+</u> <u>BEDROOMS</u>
SINGLE-FAMILY	2	2	2
DUPLEXES	1	1	2
MULTI-FAMILY	1	1	2

FLOOR AREA RATIOS AND DENSITY

<u>ZONE</u>	<u>MINIMUM</u> <u>LOT SIZE</u>	<u>MAXIMUM</u> <u>FAR</u>	<u>MAXIMUM</u> <u>DENSITY</u>
R1-40	40,000 sq.ft.	12.5%*	1 DU/ACRE
R1-14	14,000	25%*	3 DU/ACRE
R1-10	10,000	25%*	4.3 DU/ACRE
R1-10B	10,000	30%*	4.3 DU/ACRE
R1-5	5,000	30%*	8.7 DU/ACRE
R1-5B	5,000	55%	8.7 DU/ACRE
RM-EAST	5,000	40%	17.5 DU/ACRE
RM-WEST	5,000	45%	17.5 DU/ACRE
RM-CENTRAL	7,000	30%	12.4 DU/ACRE
RM-SOUTH	8,000	35%	11 DU/ACRE
R2	7,000	35%	12.5 DU/ACRE

* or 2,000 square-feet, whichever is greater

ANALYSIS OF DEVELOPMENT STANDARDS

Setbacks

The City's setback requirements pose no significant constraint to the development of safe and affordable housing. Setback requirements serve to insure that development is situated on parcels so that it does not impose any adverse health and safety impacts to City residents. The City's setback requirements are consistent with those of other jurisdictions and are not excessive.

Parking Requirements

Two garage parking spaces are considered appropriate for single-family uses and pose no undue constraints upon the development of housing within the City. The parking requirement has been reduced for single-bedroom units and efficiency units in order to facilitate the construction of affordable housing. Additional parking is required for larger units in single-family and multi-family developments to prevent congestion of public roadways that can occur when on-site parking is inadequate. The City's existing multi-family developed areas show high rates of automobile ownership.

The City is currently pursuing the reduction of garage parking requirements for multi-family structures. Affordable housing opportunities in the City of Del Mar are typically found in multi-family structures. By reducing the parking requirement for multi-family structures, the City can facilitate the construction of affordable housing since garage parking requirements can be a constraint to production of affordable housing.

Height

The height limits in all residential zones is 26 feet. This is considered typical for residential areas in coastal communities such as Del Mar. The City has no high-rise developments so a higher limit would be inappropriate for residential zones.

Landscaping and Open Space Requirements

The City's open space requirements are intended to maintain the scenic resources of Del Mar while providing adequate space for outdoor recreation.

With regard to landscaping and open space requirements, there is no minimum amount or percent requirement within any of the zoning classifications. For example, there is no requirement that states a specific site shall be maintained as usable recreation area, landscaping or open space. These types of requirements are most likely imposed at the Design Review stage and imposed by the Design Review Board on a project by project basis.

Floor Area Ratios and Density

The residential zones permit a wide range of housing types to be developed within the City of Del Mar including single-family dwellings, apartments, condominiums, cluster developments, townhome, mobile homes and boarding/group facilities.

Residential densities range from one to almost 18 dwelling units per acre. These densities facilitate development of a variety of housing types. Given the high land values in the City, increasing densities would not necessarily allow the construction of very low and low income housing.

OVERLAY ZONES

Permitted development under the provisions of these residential zones are modified by overlay zones in some portions of the City, which regulate development in flood plains and bluffs, slopes, and canyons. There is also an open space overlay zone. A summary of these overlay zones is provided below:

- + A flood plain exclusion area, affecting properties in the RM-East, RM-West, R1-10B, and R1-5B zones. Proposed development shall be required to contain features that mitigate floodwater flows. An additional R1-14 area on the northern city border lies within the floodplain overlay zone.
- + The bluff, slope, and canyon overlay zone affects all R1-40 properties and two R1-14 areas. A small section of an R1-10 district in the south, fronting Camino Del Mar, also lies within this overlay zone. The zone encourages single story construction. Grading and excavation is strictly controlled, and landscaping must blend with the natural environment. The clustering of dwelling units is strongly encouraged. Because this overlay zone primarily affects the City's two lowest density zones, it does not appear to significantly reduce housing opportunities.

- + The open space overlay zone affects beach-front property along the Southern Pacific Road corridor, a portion of the Beach Colony parcel bounded by 28th Street, Camino Del Mar, the Atchison, Topeka and Santa Fe Railroad, and the San Dieguito River; and several locations in R1-14, and R1-40 districts. The overlay zone requires the granting of a conditional use permit for all development to allow the City to evaluate the project for compliance with the open space element of the Del Mar General Plan.

BUILDING CODES AND ENFORCEMENT

Building permit regulations and fees in Del Mar are nearly identical to those of San Diego County in that the County Building Department contracts with the City for the provision of building services. However, local regulations require that, prior to obtaining a building permit, owners demonstrate compliance with regulations intended to enhance the community appearance as well as protect public and private scenic vistas. The City's Design Review process generally extends the time of application processing by approximately 8 to 10 weeks, unless lengthened by appeal. Only 2% of the Design Review Board's actions in the past four years were appealed to the City Council. Thus, it does not appear that land use development procedures in Del Mar are adversely affecting the processing time or significantly affecting the cost of housing.

The City of Del Mar has adopted the Uniform Building Code (UBC) of the International Conference of Building Officials. The UBC defines all aspects of acceptable construction practices. The UBC is applied and enforced by the County of San Diego on a contractual basis for the City of Del Mar. Enforcement of the UBC is performed by the County of San Diego on a complaint basis. The UBC is enforced to insure that all housing within Del Mar is safe and sanitary. The City of Del Mar has not made any local amendments to the UBC.

Zoning code violations are handled by the City of Del Mar Code Enforcement Officer. Zoning violations are addressed on a complaint basis. Code enforcement action is initiated only upon the receipt (by the City) of a signed complaint form. Once the complaint is received, the alleged violation is researched to determine if a code violation actually exists. If a violation is determined to exist, the offending party is contacted on an informal basis and the nature of the violation is explained. During the informal contact stage of the code enforcement procedure, the offending party is instructed to abate the

violation prior to a specified deadline. If the violation is abated prior to the deadline date, the case is closed. If the offending party does not resolve the violation, then a notice of violation is issued. The notice of violation calls out a deadline by which the violation must be abated. If the violation is not eliminated by the deadline date, then the City issues a citation. Should the issuance of a citation not result in the elimination of the code violation, then the matter is addressed by the City Council thorough an administrative hearing.

SITE IMPROVEMENTS

The California Subdivision Map Act contains regulations and standards affecting residential site improvements. The exaction of requirements over and above State standards by local governments are allowed based on individual site conditions. For example, local governments may institute the requirements for roadway widening, installation of curbs, gutters, and construction of drainage improvements (if needed) as conditions to permit approval. There is no single standard for determining site improvement conditions for protecting public health and safety. Improvements required by the City upon development include undergrounding of utilities for new hook-up.

In most instances, major improvements (on or off site) are not required for new development proposals since the majority of permits issued involve single-family residential development. Condominium developments require site improvements such as new curbs and gutters. The City's required improvements do not impose constraints to new development.

FEES

Del Mar's fee schedule is summarized in Table 11. The practical utility of an assessment of both City fees and a regional comparison is limited due to the built-out character of the City and low rate of construction. There are no "typical" residential development projects in the City of Del Mar.

The City of Del Mar does not impose development impact fees. There are no development exactions for public improvements such as parks, roadways, traffic signals or other infrastructure. The school impact fees are estimated to be \$2.65/square-foot. Thus, City imposed fees are not a financial constraint to new residential development.

TABLE 11
CITY OF DEL MAR: FEE SCHEDULE*

Zone Change**	\$1,500
General Plan Amendment**	1,500
Zone Variance	350-950
Conditional Use Permit	0-1,200
Tentative Subdivision Map	1,375
Final Subdivision Map	400 + 50 per lot
Final Maps-Condos	400 + 20 per unit
Environmental Assessment	380
Environment Impact Report	EIR + 20%
Design Review	250-875
Land Conservation Review	460
Land Use Appeal	25
Administrative Design Review	0

* Adopted by City Ordinance on October 9, 1992

** Only one fee required when both Zoning and General Plan Amendments are processed concurrently.

The City's zone change and General Plan Amendment fees are \$1,500 each. As noted in Table 11, only one fee is charged when the two applications are processed concurrently. Most cities in San Diego County have higher rezone fees: Oceanside (\$5,147); Poway (\$1,600); Santee (\$1,550); and the County (\$3,200). There are also several cities with higher General Plan Amendment fees: Chula Vista (\$2,000); Oceanside (\$5,016); and San Diego (\$5,000).

The City's fee for a Conditional Use Permit ranges from \$0 to \$1,200. Most jurisdictions in the County have higher fees: Carlsbad (\$2,000); Encinitas (\$1,700); Poway (\$1,600); San Diego (\$1,500); Solana Beach (\$1,500); and unincorporated (\$1,500). The City only requires a maximum \$25 fee for land use decision appeals. Based on a review of these fees, the City's schedule is below those of most cities in San Diego County for most planning applications. Although few other cities within the region require public review of the design and grading proposed, this is increasingly becoming a requirement among communities which have high property values.

PROCESSING AND PERMIT PROCEDURES

Processing time varies depending on whether the project conforms to the development standards of the respective zone, and whether all required materials have been submitted in a timely fashion. Another significant factor relating to processing schedules is whether an environmental impact report is required according to the California Environment Quality Act (CEQA). Typical processing times are outlined below:

- + Zone Change -- 12 months
- + General Plan Amendments -- 12 months
- + Variance -- 6-8 weeks
- + Conditional Use Permit -- 6-8 weeks
- + Tentative Map -- 3-6 months
- + Final Map -- 3-4 months
- + Design Review -- 8-10 weeks
- + Land Conservation Review -- 10-12 weeks
- + Administrative Design Review -- 1-2 weeks

Discretionary permits are subject to review by three potential review bodies. The Del Mar Planning Commission reviews all construction proposals located within overlay zones, as well as subdivision maps. The Planning Commission also reviews all variance requests. The Design Review Board reviews all proposals involving the construction of new single-family residences, and most proposals involving the construction of significant additional floor area to existing residences. The Del Mar City Council reviews all subdivision maps, as well as Planning Commission and Design Review Permits that have been appealed.

Because the City of Del Mar is nearly built out, all development proposals are carefully reviewed by both staff and board members regarding their potential impacts upon existing neighborhoods. New affordable housing developments will be reviewed under the discretionary review process. City staff will develop procedures to review such proposals on a fast track basis.

Typically, review of an EIR will add two months to a year to the above processing time. However, very few projects require an EIR. It must also be noted that few projects would require zone changes and General Plan Amendments.

Comparison of processing times with other cities is possible but may be misleading due to the uniqueness of each community. For affordable housing developments, these processing times may affect feasibility. Consequently, the City will implement a policy of streamlined processing for affordable housing projects.

DESIGN REVIEW

The Del Mar Municipal Code (DMMC) calls for all new residential and commercial structures to receive approval of a Design Review Permit prior to the issuance of building permits. Design review permits are issued by the Del Mar Design Review Board (DRB). The Del Mar DRB reviews projects to insure that construction is harmonious with its surroundings. The DRB considers such issues as the blockage of ocean views, structural bulk and siting, building materials, and neighborhood compatibility. The DRB does not impose specific design requirements upon development within the City. The Design Review Board only reviews the exterior of proposed structures and does not give input regarding floor plans, parking, use, access, ect. The Design Review Board primarily serves to ensure that all development within the City is aesthetically compatible with its surroundings. The Board does not present a constraint to the construction of affordable housing.

ARTICLE 34 CONSIDERATIONS

Article 34 of the State Constitution requires local referendum authority by the voters before a state body can, in any manner, develop, construct, or acquire certain types of low-rent housing projects in a community. It states:

"No low rent housing project shall hereafter be developed, constructed, or acquired in any manner by any state public body until, a majority of the qualified electors of the city, town, or county, as the case may be, in which it is proposed to develop, construct, or acquire the same, voting upon such issue, approve such project by voting in favor therefore at an election to be held for that purpose, or any general or special election."

In effect, an Article 34 referendum is required if three narrowly-defined factors are found to exist: (1) a state public body (including a city or a county) which (2) develops, constructs, or quires (3) a low-rent housing project. If any one of the three factors is not present, Article 34 is not applicable.

To achieve the lowest rents feasible, it is often necessary to secure public financing from a variety of sources. The extensive involvement of the public could then trigger an Article 34 referendum. The importance of Article 34 hinges on the desirability to leverage the set-aside funds to secure other sources of public financing for low-income housing developments. There are financial arrangements, (such as first and second mortgage loans from the California Housing Finance Agency-CHFA), which involve a higher level of loan commitments by the public sector and no tax credits. However, State and Federal programs

that are currently offering significant leveraging opportunities may be eliminated in the future. The City could consider placing an Article 34 referendum before the voters at this time, due to the ruling of Davis vs. Berkeley (51 Cal. 3d 277), where voter approval may be requested for a specific number of housing units rather than a specific project. In this case, the ballot measure should refer to a maximum number of low-rent housing units, or a percentage of the housing stock that can not be exceeded. Examples of text suitable for a ballot measure is cited below:

"Do the qualified electors of the City of Sacramento approve the development, construction and acquisition of low-rent housing projects within the City to provide not more than 1,500 dwelling units for living accommodations for low-income persons, including the aged, blind, handicapped and disabled?"

"Shall rental housing developments as defined in Article XXXIV of the California Constitution for elderly, handicapped, and low and moderate income households be developed, constructed, financed or acquired in the City of Corona subject to the following conditions:

"Housing built or rehabilitated pursuant to this measure shall not exceed five percent of the total dwelling units within the City of Corona.

"This measure does not extend permission for expenditure of City or County general fund monies for such housing.

"No development shall be authorized by this measure until such specific development is approved at a properly noticed public hearing by the City Council."

The City of Del Mar believes that a referendum to approve development, construction and acquisition of low-rent housing is a constraint to providing such housing within the community.

INTRODUCTION

Pursuant to State law, local housing elements must include an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing. The three potential or actual non-governmental constraints which are listed in the Government Code include the following:

- + Land Prices
- + Construction Costs
- + Availability of Financing

An analysis of these three factors is provided in the following sub-sections.

VACANT LAND PRICES

The City of Del Mar is virtually built out and no residential land remains in a "sphere of influence" area (that is, land available to future annexation). Discussions with local real estate offices indicate that the least expensive land suitable for low-cost residential development is valued at \$23/square foot. At this rate, the land value would be \$1,001,880 for one acre. The per unit land values, based on a hypothetical density of 25 dus/acre, would be \$40,075 per housing unit. The majority of undeveloped land in Del Mar has a value in the range of \$7-100/sq.ft. Properties valued at \$7/sq.ft. are environmentally constrained due to steep slopes in excess of 25% grade. Given these land values, it is obvious that subsidies to reduce land costs to zero and other financial incentives would be necessary to make financially feasible the production of affordable housing. For purposes of illustration, a land value writedown of \$2,604,875 would be necessary to make financially feasible the development of the fair share of 65 low and very low housing units (65 x \$40,075 land value per unit). This is not the only way to meet the fair share requirements. The City could establish a long-term lease with a non-profit developer, and/or the City could utilize existing development to meet "fair share" requirements. For example, the City could purchase and redevelop existing high density RM-South properties for low-cost housing projects.

CONSTRUCTION COSTS

Construction costs include the materials and labor which are involved in the units. These costs vary depending on the quality of features of the unit (e.g., size, roofing, carpeting, etc.). Because units vary widely it is difficult to establish a standard measure of construction costs. Building permit valuation data indicate that average per square foot of residential construction costs range between \$70 and \$80. Even with those construction costs it may be possible to build second units at an affordable monthly rent, assuming a 500 square foot unit and no costs attributed to land.

FINANCING COST TRENDS

Once housing is acquired, the home buyer or renter has recurring occupancy costs which may include mortgage payments (i.e., principal and interest), property taxes, hazard insurance, and maintenance costs. The major contributor to increased occupancy costs is mortgage loan interest rates. Interest rates may fluctuate greatly during any 5 to 10-year period. Rising interest rates cause substantial increases in the monthly payments required for any given mortgage amount sizes. For instance, the difference in monthly payments on a mortgage amount of \$160,000 at a 10% versus 16% interest rate is \$748.

LOAN AVAILABILITY

Pursuant to the Home Mortgage Disclosure Act (HMDA), lending institutions are obligated to report loan information by geographic location. This data shows loan applications that are either approved or denied, as well as racial and gender specific data. Because the data is reported by census tract, it is possible to determine the geographic/spatial distribution of loan availability. The State Department of Housing and Community Development (HCD) has accepted this source for describing the availability of financing. Because the City of Del Mar has only one census tract (C.T. 172), this data would not be helpful in determining whether or not certain areas are being neglected with respect to financing availability.

According to the 1990 census, approximately 65 percent of Del Mar's owner occupied housing units are valued at \$500,000 or more. Only 10.2 percent of the total housing units are valued at less than \$300,000. Given that the median value is rather high and that the composition of the City's housing stock is relatively homogeneous, there is no reason to believe that financing is not available throughout the City.

HOUSING PRICES AND VALUES

Another non-governmental constraint is the price of housing, especially ownership dwellings in the resale and new home market. Data on the cost of resale homes were obtained from local realtors. The information indicates that resale home prices in Del Mar in 1991 generally ranged from a low of \$250,000 to over \$3,000,000. The median resale price of a single-family detached house is estimated to be \$650,000 based upon the resale of 33 homes in Del Mar in 1991. Thus, resale homes are not within the financial ability of very low and low income households.

The 1990 Census collected information on the respondent's estimate of home value if their dwelling were for sale. As noted in Table 12 below, almost two-thirds of the homes were estimated to have values of \$500,000 or more. At the time of the April 1990 Census, some 22 housing units were valued at \$200,000 or less. Even if available through the resale market, it is doubtful that the existing stock would offer opportunities to lower-income buyers.

TABLE 12
CITY OF DEL MAR
VALUE OF OWNER-OCCUPIED HOUSING - 1990

Value	Number of Units	Percentage Distribution
< \$200,000	22	2.3%
\$200,000-\$249,999	30	3.1%
\$250,000-\$299,999	48	4.9%
\$300,000-\$399,999	96	9.9%
\$400,000-\$499,999	131	13.5%
\$500,000 or more	646	66.3%
Total:	973	100.0%

Source: 1990 Census of Population and Housing. Table construction by Castaneda & Associates.

MONTHLY CONTRACT RENTS

In addition to home values, the 1990 Census also assembled data on monthly contract rents. At the time of the Census, the City had 40 units or 4% of the total rental stock renting for \$500 or less. Another 28% of the stock had monthly rents between \$500 and \$750. Thus, over a third of the existing rental housing supply is considered affordable housing.

TABLE 13
CITY OF DEL MAR
DISTRIBUTION OF CONTRACT RENTS - 1990

<u>Contract Rent</u>	<u>Number of Units</u>	<u>Percentage Distribution</u>
< \$500	40	4.0%
\$500 to \$549	21	2.1%
\$550 to \$599	13	1.3%
\$600 to \$649	65	6.6%
\$650 to \$699	109	11.0%
\$700 to \$749	73	7.3%
\$750 to \$999	374	37.7%
\$ 1,000 or more	98	30.0%
Total:	993	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.
[32 households reported no cash rent.]

INTRODUCTION

A community housing element must include:

"Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter."

This section provides quantitative estimates of the number of persons or households in each special needs group. In addition, where possible, the number of owner and renter households are estimated. Tenure is an important indicator of unmet needs because most State and Federal programs limit assistance to renter households. Lower income owner households; however, are eligible for financial assistance to rehabilitate their homes.

SPECIAL NEEDS GROUPS

Handicapped

Information on handicapped housing needs is difficult to obtain. The Census data is limited to work/transportation related disabilities. The Department of Health and Human Services estimates that 10 percent of the total population in the United States is handicapped. Applying national figures to Del Mar's 1990 population would result in an estimate of 486 handicapped persons. Current data on the income and tenure of handicapped households is unavailable.

The Federal Rehabilitation Act of 1973, Section 104.3 (j) defines disabled persons as "any individual who has a physical or mental impairment which substantially limits one or more life activities, has record of such impairment, or is regarded as having such impairment." The housing needs of handicapped households include but are not limited to:

Special design features to enhance housing accessibility.

Financial housing assistance to bring housing costs within the ability to pay.

Housing with supportive services (Supportive Housing).

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Special design features to enhance housing accessibility.

Financial housing assistance to bring housing costs within the ability to pay.

Housing with supportive services (Supportive Housing).

Based on the 1990 Census it is possible to estimate the number of handicapped persons residing in Del Mar. Using the above definition as a guideline, there are three classes of people who meet this definition: physically disabled, severely mentally ill (SMI); and developmentally disabled.

The methodology for estimating need is based on techniques developed by the U.S. Department of Housing and Community Development for the preparation of Comprehensive Housing Affordability Strategies. The methodology consists of applying national and State prevalence rates to a City's population and then applying local poverty rates to the special needs population estimate. The results indicate the need for affordable and supportive housing for the handicapped population.

Elderly

Based on 1990 Census data, 17.6% of Del Mar's 2,224 households are headed by a person 65 years or older. The recent census data reveals that 79% of the senior householders are homeowners while 21% are renters. Some of the 83 senior, renter households may experience financial assistance needs. The age distribution of all householders by tenure is shown in Table 14.

TABLE 14
CITY OF DEL MAR
AGE OF HOUSEHOLDER BY TENURE - 1990

<u>Age of Householder</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total Households</u>	<u>Percentage Distribution</u>
15 to 24	13	141	154	6.9%
25 to 34	72	323	395	17.8%
35 to 44	252	281	533	24.0%
45 to 54	300	131	431	19.4%
55 to 64	239	79	318	14.3%
65 to 74	182	42	224	10.0%
75 years +	128	41	169	7.6%
Total:	1,186	1,038	2,224	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

Physically Disabled

Using 1990 Census data for mobility and self care limitations by age and sex, results in a total of 283 handicapped persons. Next, by applying age/sex specific poverty rates results in a total of 23 handicapped persons with special housing needs.

The two most prevalent housing needs of persons with physical disabilities are accessibility and affordability. Individuals who are mobility impaired usually need housing that can accommodate wheelchairs or have level entry ways and no interior or exterior stairs.

In 1985, the State of California adopted building regulations that required any privately funded development with five or more units of multi-family rental housing to include handicapped adaptability features for all accessible (ground floor) units. Until 1989, developers could apply for a hardship exemption if a maximum of \$650.00 per unit was spent in adapting units for handicapped access. Many developers applied the required funds to only one aspect to accessibility, such as an exterior ramp, but failed to take into account interior design. Required interior and exterior modifications cannot be accomplished at a cost of \$650.00 per unit.

Title 24 of the California Code of Regulations was amended to repeal the cost cap. It is not more difficult to obtain a hardship exemption. The developer must show that the handicapped requirements cause the project to become financially infeasible or must provide that the modifications would necessitate the removal of major structural elements.

Family/Large Households

Large households are defined as those households with five or more persons. In 1980, Del Mar had 2,253 total households, of which 116 were large households, accounting for 5.1% of the City's total households. According to the 1990 Census, the number and percentage of large-family households has changed very little during the decade. The current incidence of large households is 111 which is 5% of all households. Of all the City's large households, 36% reside in renter-occupied housing units. Some large family households may be part of the 1.4% of households that need more space than they currently have to meet their needs. However, in Del Mar, this special needs group is not a large proportion of the total community need. Refer to Table 15 for distribution of household size.

TABLE 15
CITY OF DEL MAR
HOUSEHOLD SIZE DISTRIBUTION - 1990

<u>No. of Persons in Household</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total Households</u>	<u>Percentage Distribution</u>
1	272	422	694	31.2%
2	512	409	921	41.4%
3	186	114	300	13.5%
4	145	53	198	8.9%
5	50	23	73	3.3%
6	15	11	26	1.2%
7 or more	<u>6</u>	<u>6</u>	<u>12</u>	<u>.5%</u>
Total:	1,186	1,038	2,224	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castaneda & Associates.

Female Headed Households

Regionally, the housing needs of single-parent households have increased in recent years. The most significant portion of this group is the female-headed households. In Del Mar in 1980, the City had 55 female-headed households with one or more children, accounting for 2.4% of the City's total households. Since 1980, the number and percentage of female householders with children has shown little change. As indicated below, there are now an estimated fifty-four 2 or more-person family female householders with children.

+	1 person female householder -	364
+	2+ person <u>family female householder</u> -	125
	* with children = 54	
	* without children = 71	
+	Nonfamily female householder -	<u>173</u>
		662

The housing needs of female households may fall into three categories:

- + Financial assistance for those residing in renter-occupied housing.
- + Housing with support services for frail elderly women.
- + Residential or employment locations near child care services for women with children.

Severely Mentally Ill

According to national prevalence rates, approximately one percent (1%) of the population over 18 years of age meets the requirements for being considered severely mentally ill. Applying this rate to Del Mar's population over 18 (4,240) results in 42 persons. Other national sources state that about 5 percent of the homeless are mentally ill. Applying this figure to the 42 persons results in two people in need of supportive housing.

Developmentally Disabled

Data concerning this special need group is very difficult to obtain. One methodology employed in determining special housing needs relies upon the State's number of institutionalized developmentally disabled people. According to the most current sources available, approximately 6,826 developmentally disabled persons reside in State institutions. Therefore, assuming that anyone requiring institutionalization has a special housing need, and applying the ratio of Del Mar's population to the State's population results in one person with a special housing need.

Elderly

Based upon the 1990 census, an estimated 17.6 percent of all the City's households have a person 65 years of age or older as the head of household. Data on the age of householder by tenure are incorporated in Table 14. The table reveals that the majority of elderly householders are home owners (79.9 percent). The homeownership rate among senior households is much higher than that of non-elderly households which is only 47.8 percent. According to the 1990 census, 74 percent of the senior renter households allocate 30 percent or more of their income to housing costs.

Based on national prevalence rates for persons with limitations of Activities of Daily Living (ADC), it is possible to determine the number of frail elderly within the City. Applying age specific poverty rates results in the number of frail elderly with special housing needs. The number of elderly (non-frail) with special housing needs are determined by applying the age-specific poverty rates to the elderly population. The result is 30 elderly persons with special housing needs, and four frail elderly with such needs. The results are summarized as follows:

<u>AGE</u>	<u>ELDERLY</u>	<u>FRAIL ELDERLY</u>
65-69	7	1
70-74	4	0
75-79	5	0
80-84	10	2
85+	4	1
TOTAL	30	4

Although seniors do experience rental assistance needs, a variety of age groups occupy rental housing in Del Mar. Elderly housing needs include affordability. In addition, home sharing programs may be of assistance to senior homeowners living alone, as well as special design features to accommodate physical disabilities in new and rehabilitated housing.

The spectrum of housing suitable to meet the needs is wide given the diversity of this population group and the fact that in the future there will be a larger "older old" group. Usually, thresholds of new development minimums for senior housing ranges between 120-150 or more units. For senior projects, a critical factor is the necessity for having a project size large enough to support the provision of appropriate services, including property management, recreation and other staff services. The typical services include:

- Management staff on board 24 hours a day.

- Social/recreational programs.

- Van transportation (i.e. staffing, insurance, gasoline, ect).

- Emergency call signals in each unit.

- Connection with social service providers.

Usually projects with 120 to 150 units require 1.5 to 2 acres of land. Currently there are no vacant parcels of this size in Del Mar. In addition, the need to assemble enough sites poses a physical constraint upon the development of affordable senior housing.

However, there are examples of smaller senior projects in California such as a 20 unit project in Healdsburg and a 70 unit development in Los Alamitos. The City will continue to meet senior needs through existing programs such as Section 8, local rent subsidy and senior home sharing.

Female Headed Households (added to current text)

According to the 1990 Census (Summary Tape File 3), mean family income for female households with children and no spouse is \$119,342. With such a high income level the number of female headed households below the poverty level is minimal.

Students

Given the City's proximity to UC San Diego and San Diego State, the City of Del Mar's existing housing stock provides housing for students.

Based on research conducted by the City, it is estimated that 215 to 280 students reside in Del Mar in their own independent housing (i.e., not with parents). The students distribution is shown below:

+ San Diego State University	15-30
+ University of California, San Diego	175-200
+ Mira Costa Community College	<u>25-50</u>
	215-280

Based on an assumed household size of 2.5, there would be an estimated 86 to 112 housing units occupied by students in Del Mar. This number equals 4% of the housing stock.

Farmworkers

Many surrounding communities of Del Mar, such as the cities of Encinitas, Oceanside, Solana Beach, and the unincorporated area, reflect a high percentage of individuals employed in the agriculture industries, according to SANDAG. However, despite the fact that 84 known jobs and 55 assigned SEDW jobs in Del Mar have been placed in the "agriculture, forestry, fishing, and mining" industry, the City does not have field workers typical of these nearby communities. According to the SANDAG RHNS Table 56 there is no agricultural acreage. As noted within page 4 of the Employment Inventory Documentation, "EDD reports some agricultural service industries, such as veterinarians, animal services and lawn care firms, separately from other types of agriculture, and these have been placed in Category 7." All of the agriculture employees in Del Mar have fallen into this category, and include landscape designers; veterinary hospital, bird board and care employees, and similar occupations. Thus it should be noted that Del Mar has no farmworkers as defined by the Standard Industrial Classification System.

Homeless

The homeless are defined as individuals that lack a fixed and adequate nighttime residence. The primary residences of the homeless are:

- + Publicly or privately operated emergency shelter.
- + In the street, park, abandoned building, automobile, or in any other public or private place not intended to be used as regular sleeping accommodations for humans.
- + In temporary makeshift arrangements in the accommodations of others.

The 1990 Census indicates that there were no persons in Del Mar in homeless shelters or visible from street locations.

For additional information, the Sheriff's Department and Director of Community Services were contacted. Sergeant Davis of the Sheriff's Department stated he estimated the homeless population to be only 10-12 at any given time. He added that Del Mar lacked areas for a "homeless camp" that would attract a large homeless population and that the majority of homeless people did not stay in Del Mar too long, but, instead tend to migrate up the coast to Solana Beach and Encinitas where there are more areas for them to sleep. Grant Larson, the Director of Community Services, agreed with the Sheriff's Department figures adding that he rarely sees homeless people who stay on the beaches in Del Mar for more than one night at a time.

Government and Military

According to the 1988 Employment Inventory for Del Mar, the Regional Housing Needs Statement combined government and military classifications. Employment Inventory data indicate that there are no employees classified as SIC 97-99 (military).

The government employment estimates (of SIC categories 91-94) are attributed to the post office, fair grounds, City government and school district employees. As mentioned earlier, some of the employees attributed to working within the City were estimates which actually exceed the number of employees. An example of this is the Inventory's number of Post Office employees (208), where only 41 are located within the City.

Another example of inventory error is the number of school district employees attributed to the City. The Inventory shows 231 school district employees are ascribed to the Del Mar Union Elementary School District located within Del Mar. However, according to the school superintendent, only 6 employees are actually working within the City at the district office. There are no schools located in the City of Del Mar. The remainder are located in schools within the City of San Diego. Clearly, the City of Del Mar has been allocated employees who do not work in this jurisdiction.

Fair, Racing and Concession Employees

The Del Mar Fairgrounds and Racetrack is located upon state owned property and operated by the 22nd Agricultural District and Thoroughbred Club. Pursuant to the policies of the California Coastal Act, the 22nd Agricultural District is responsible for the preparation of a Public Works Plan, a land use document for the fairgrounds site. The 22nd Agricultural District has not completed or certified their Public Works Plan at this time, but rather maintains its own land use policies through the Coastal Commission, on a case by case basis currently independent of the City of Del Mar's General Plan. The City of Del Mar, at this time, has no authority to condition or control employment either through limiting growth, requiring linkage fees, or rezoning for residential use.

Based upon Government Code Section 65584 that states "...a localities share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan" it seems logical that the responsibility for providing housing needs be issued to the jurisdiction which controls and creates those needs due to employment. Therefore, it is Del Mar's suggestion that a "housing element" be incorporated within the fairground's Public Works Plan.

The fairgrounds has 109 permanent, full-time employees, and about 100 permanent, part-time employees. The total number of 22nd Agricultural District employees increases to approximately 1300 during the Del Mar Fair, which lasts 2-3 weeks. It is estimated that another 500 carnival workers are employed by the different Fair rides and games. A satellite wagering facility has recently been opened at the fair grounds which adds more permanent workers on site.

INTRODUCTION

An analysis of opportunities for energy conservation with respect to residential development is required by Section 65583 (a)(7) of the Government Code. According to the D/HCD:

"The purpose of this analysis is to show that the locality has to consider how energy conservation might be achieved in residential development and how energy conservation requirements may contribute to the affordability of units.

Following are examples of local policies, plans, and development standards that have been successful in reducing energy costs or consumption:

- promotion of compact, higher density, and infill development;
- the active, constructive enforcement by local building officials of existing state residential energy conservation standards;
- standards for street widths, landscaping of streets and parking lots to reduce heat loss or provide shade; and
- standards for energy efficient retrofits to be met prior to resale of homes."

The State Office of Planning and Research (OPR) has offered the following advice on this code requirement:

- + Opportunities in the design and construction of individual units.
- + Opportunities in the design of subdivisions.
- + Assessment of the effect of energy conservation measures on the cost of housing in the long run.
- + Proximity of proposed residential development to employment centers, schools and other services and availability of transit services.

OPPORTUNITIES

The City enforces Title 24 of the State Building Code which establishes energy standards. Additional opportunities will be explored on infill housing sites and city-assisted affordable housing development.

Energy conservation is one method available to individuals to reduce housing costs. The use of energy-efficient appliances, active and passive solar heating and cooking, and compliance with state energy conservation standards are all affective means of reducing costs and conserving valuable resources.

The City's best opportunity for energy savings is in conditions placed on new development. The City currently has a Solar Energy Ordinance (Chapter 23.20 of the DMMC), which decreases the City's dependence on non-renewable energy sources through the encouragement of solar energy systems for the heating of buildings and water. Both active and passive solar packages are acceptable through orientation of the buildings on the lots, building design and materials, energy-efficient appliances, and efficient solar collectors. The City also has a Water Ordinance (Chapter 21.12 of the DMMC) and Landscape Ordinance (Chapter 23.08 of the DMMC) which discourages the excessive use of water. These ordinances encourage low-water-use plumbing and use of drought-tolerant plants. All three ordinances can provide substantial energy and water savings over the long term. These savings must be weighted against the initial increase in costs so that the sales or rental price is not increased unduly.

The City of Del Mar is located in a coastal zone that is rarely subject to extremes of temperature. Energy used for home heating and cooling averages much less for a typical Del Mar home than for a comparable inland home. However, opportunities for energy conservation are possible through siting, design, and solar access.

10.
GOALS, QUANTIFIED OBJECTIVES
AND POLICIES

INTRODUCTION

Section 65583(b) of the Government Code requires:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

The following definitions, developed by the State D/HCD, provide guidance on the meanings of these terms:

"Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problem. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 of the other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.

*Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community's goals."**

GOALS AND POLICIES

The City's housing goals and policies are presented in Chart 2. Also included in the Chart are the programs which serve to implement each policy. The programs are explained in greater detail in the next section of the Housing Element. Given that the City is almost "built out", the Housing Element policy emphasizes the use of the existing stock to meet the housing needs of low and moderate income households.

*State Department of Housing and Community Development, Questions and Answers Report, (June 1987), page 10.

It is the goal of the City of Del Mar to preserve existing housing and provide new housing for all age and socioeconomic groups. Toward this end, the City shall maintain and encourage a mix of affordable rental and homeownership opportunities within a broad range of housing types and, to the extent feasible, within a variety of locations. In addition, the City of Del Mar supports and endorses the following statewide housing goals:

- + Provide adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- + Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- + Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- + Conserve and improve the condition of the existing affordable housing stock.
- + Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

OBJECTIVES

State law indicates that a local housing element should quantify the planned objectives for the rehabilitation, conservation and new construction of housing. The objectives are listed below:

- + Rehabilitation of 10 housing units during the 1991-1996 time period.
- + Conservation of the existing stock of affordable housing in the City.
- + Construction of 65 new market rate housing units during the five-year planning period (1991-1996).
- + Construction of 33 housing units for very low and low income households during the five-year period (1991-1996). (The 33 affordable housing units are in addition to the 65 market-rate quantified objective).

Quantified objectives need not exactly match housing need. According to Section 65583(b) of the Government Code:

"It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under the circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame."

There are an estimated 25-30 housing units needing rehabilitation, as explained on page 4-6. Community Development Block Grant funds available from the County for rehabilitation could allow 5 to 10 units per year to be rehabilitated. However, it is not expected that all the owners of the housing in need of rehabilitation would qualify for, or be interested in participation in the program (Eligibility is limited to lower income homeowners). Consequently, a quantitative objective of 10 units was selected as a target during the 1991-96 time period.

The number of existing affordable housing units in Del Mar is most likely limited to rental units. There are 789 rental units in multi-family structures (5+ units), according to the 1990 Census. The City's objective is to retain existing rental housing. Actions to conserve existing rental housing include the condominium conversion in-lieu fees for rental assistance to lower income households. Currently, the in-lieu fee amount does not cover the cost of constructing a new unit. Increasing the in-lieu fees to cover these costs will discourage property owners from converting existing apartments.

The numerical goal of 13 new housing units for each of the next 5 years is established to reach a quantified goal of 65 units. This goal was established after an analysis of the City's actual employee count (Chapter 3 and Appendix G). Because it is impossible to predict what level of activity will actually occur between 1991 and 1996, the 65 unit figure should be interpreted as a target. This objective represents 50% of the 129 moderate and above moderate units established by SANDAG in the 1990 RHNS. The City's progress toward this goal will be monitored annually.

The objective for housing affordable to very low and low income households is 33 units. This objective represents 50% of the 65 low-income-units need. It will be exceedingly difficult to meet this objective because of land values and the limited amount of State and Federal funds for new, affordable development. As explained in the next section, resources to meet this objective include CDBG funds, the Housing Assistance Fund, second units and tax credits.

As noted on page 3-19, the Regional Housing Need Statement calls out the City's share of the regional housing need as ranging between 185 and 216 units. The need for very low and low income housing is stated in the RHNS to range between 74 to 87 housing units. The residential land most suitably zoned for very low and low income housing in Del Mar can be found in the R-2, RM and commercial zones, as shown in Table 10. According to Table 10, the combined housing unit capacity of vacant land in these zones is 87 units. Consequently there is sufficient capacity on the vacant lots in Del Mar to meet the need for very low and low income units.

The balance of the City's assigned housing need is stated in the RHNS to range between 111 and 129 housing units. Vacant land that could be utilized to address this need includes 36 sites in the R-1 Zones.

The balance of the need (72 to 90 housing units) would have to be met through the use of recycled land. During the 5-year need period, this would constitute an average of 14 to 18 units per year. During the past 10 years, the number of market rate housing units constructed on recycled land has been 30 units.

The City of Del Mar's construction objectives by income group are summarized as follows:

very low	19 dus
low	14 dus
moderate	23 dus
above moderate	42 dus

The 33 affordable units (very low and low income) were allocated in proportion to the projected need for very low and low income housing. Likewise, the 65 market rate housing units were allocated in proportion to the projected need for moderate and above moderate income housing.

The rehabilitation objective is four very low income and six low income housing units. The objective was established on the City's very low income households as estimated in Table 6 on Page 4-4.

GOALS

POLICIES

PROGRAMS

Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

To work closely with residential project developers for purposes of addressing the community's housing needs.

Land Use Element
Housing Assistance Fund

To provide housing in adequate locations with convenient access to employment opportunities, community facilities and adequate services.

Land Use Element
Second Units

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

To establish standards and procedures that encourage the development, maintenance and rehabilitation of affordable housing.

Density Bonus Implementation
Ordinance
Condominium Conversion Policies
Reduction of garage parking
requirements for affordable
multi-unit projects.

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

To maintain relations with local agencies which support equal housing opportunities and offer assistance when necessary.

Referral Services

To promote the provision of adequate housing for households with special needs, including but not limited to, large families, handicapped persons, families with children, the elderly and the homeless.

Establish procedures for referral to local agencies. Maintain and promote relations with the Community Service Center for the Disabled, the Senior Housing Council and the Interagency Council on the Homeless.

Referral Services

**CHART 2
CITY OF DEL MAR
HOUSING GOALS, POLICIES AND PROGRAMS**

GOALS	POLICIES	PROGRAMS
Conserve and improve the condition of the existing standard affordable housing stock.	To conserve the existing rental housing stock.	Condominium Conversion Policies
	To use funds available from the Housing and Community Development Act to improve the existing housing stock and upgrade neighborhood conditions.	Housing Repair Assistance
	To utilize the Section 8 rental assistance program to conserve housing affordability.	Section 8 Rental Assistance Program
Assist in the development of adequate housing to meet the needs of low and moderate income households.	To maintain a housing market that offers a range of housing prices and rents.	Land Use Element Zoning Ordinance Housing Assistance Fund
	To establish a balanced approach to meeting housing needs that includes the needs of renter and owner households.	Land Use Element Housing Assistance Fund
	To provide the development of housing at densities which facilitate the ability to meet the needs of low and moderate income households.	Density Bonus Implementation Ordinance Second Units
	To utilize the Housing Assistance Fund to meet the rehabilitation, production and assistance needs.	Housing Assistance Fund
	To encourage the development of a variety of housing types including mobile home and manufactured housing.	Land Use Element Zoning Ordinance Linkage Development Fund

INTRODUCTION AND BACKGROUND

According to Section 65583 (c), a housing element must contain:

"A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall... address specific needs".

Actions included in the housing program must address six specific areas:

- + Conserving the existing stock of affordable housing.
- + Assisting in the development of new affordable housing.
- + Providing adequate sites to achieve a variety and diversity of housing.
- + Removing governmental constraints as necessary.
- + Promoting equal housing opportunity.
- + Preserve existing assisted housing.

The nature of the action programs are described below:

1. Section 65583(c)(1) states that a local housing element must:

"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b)."

2. Section 65583(c)(2) of the Government Code mandates that a housing program shall:

"Assist in the development of adequate housing to meet the needs of low and moderate income households."

3. Section 65583(c)(3) states that a local housing element must:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

4. Section 65583(c)(4) states that a housing program shall describe actions to:

"Conserve and improve the condition of the existing affordable housing stock."

5. Section 65583(c)(5) requires that the housing program:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

6. Section 65583(c)(6) mandates that the housing program should do the following:

"Preserve for lower income households the assisted housing developments ... The program for preservation of the assisted housing development shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulations and technical assistance."

Del Mar's Housing Program for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the foregoing categories. The program actions are scheduled for implementation during the period of mid-year 1991 to mid-year 1996. Each "program" is summarized in Chart 3 and described more completely in narrative.

- + General description
- + Quantitative objective
- + Funding source
- + Agency responsible
- + Consistency with community goals

CHART 3

CITY OF DEL MAR: HOUSING PROGRAM DESCRIPTIONS MID-1991 TO MID-1996

PROGRAM DESCRIPTION	PROGRAM CATEGORY	QUANTITATIVE OBJECTIVES	FUNDING	RESPONSIBLE AGENCY	CONSISTENCY WITH COMMUNITY GOALS
Promote Equal Housing Opportunity					
1. Fair Housing Support					
2. Discrimination Complaints					
Assisted Housing at Risk of Conversion to Market Rate Housing	A. Programs not necessary because there is no assisted housing at risk of conversion.				
2. Affordability Conversion	A. Condominium Conversion Policies	√ Retain the same number of low and moderate income housing units on the same site or by the In Lieu Fee.	√ General Fund In Lieu Fee	√ Planning Department	√ Consistent with the General Plan
	B. Section 8 Rental Assistance	√ Increase assistance from 3 to 5 families.	√ Section 8 Rental Assistance	√ Planning Department	√ Consistent with Housing Assistance Plan, Condominium Conversion Policies and County Housing Authority.
	C. Housing Assistance Program	√ Continue to assist 8 households.	√ City's Housing Assistance Fund	√ Planning Department	
	D. Preservation of non-conforming multi-family residential densities	√ Adopt zoning language allowing maintenance of non-conforming densities	√ General Fund	√ Planning Department	√ Consistent with goal to conserve existing affordable housing

CHART 3

CITY OF DEL MAR: HOUSING PROGRAM DESCRIPTIONS MID-1991 TO MID-1996

PROGRAM DESCRIPTION	PROGRAM CATEGORY	QUANTITATIVE OBJECTIVES	FUNDING	RESPONSIBLE AGENCY	CONSISTENCY WITH COMMUNITY GOALS
Assist in Low/Moderate Income Housing Developments	E. Establish program to maintain and prevent demolition or conversion of affordable units.	✓ Adopt guidelines and Zoning Code language.	✓ General Fund	✓ Planning Department	✓ Consistent with goal to conserve existing affordable housing
	1. Federal and State Subsidy Mandates	✓ Prepare policy and ordinance with 12 months of HE adoption.	✓ General Fund	✓ Planning Department	✓ Complies with State legislative requirements
	2. Local Incentives	✓ Prepare a fiscal strategy for use of fund within 12 months of HE adoption.	✓ Housing Assistance Fund	✓ Planning Department	✓ Consistent with purpose of fund
	A. Housing Assistance Fund	✓ Encourage development of 10 units during 5 year planning period.	✓ General Fund	✓ Planning Department	✓ Consistent with Land Use Element and Zoning Ordinance.
	B. Second Units	✓ Creation of Second unit ordinance		✓ Planning Department	
Provision of Adequate Housing Sites	C. Transitional Housing				
	A. Land Use Element	✓ Continue to implement as augmented by second units and density bonus policy/ordinance	✓ General Fund	✓ Planning Department	✓ Housing Element is consistent with Land Use Element

CHART 3

CITY OF DEL MAR: HOUSING PROGRAM DESCRIPTIONS MID-1991 TO MID-1996

PROGRAM DESCRIPTION	PROGRAM CATEGORY	QUANTITATIVE OBJECTIVES	FUNDING	RESPONSIBLE AGENCY	CONSISTENCY WITH COMMUNITY GOALS
2. Variety of Housing Types	B. Zoning Ordinance	√ Retain consistency with General Plan/Land Use Element.	√ General Fund	√ Planning Department	√ Housing Element is consistent with Land Use Element
	C. Manufactured Housing/Mobile Homes	√ Continue to implement current provision of the Zoning Ordinance.	√ General Fund	√ Planning Department	√ Consistent with law.
	D. Residential living in the Central Commercial Zone	√ Modify standards of Central Commercial Zone to allow affordable residential living	√ General Fund	√ Planning Department	√ Consistent with City goal of providing affordable housing opportunities
Removal of Government Constraints					
1. Fees	A. Fee Waivers	√ Adopt a fee waiver policy for new affordable housing developments.	√ Potential loss of city development and processing fees.	√ Planning Department	√ Consistent with State policy to remove or reduce identified government constraints
2. Processing	A. Expedited Processing	√ Streamline the processing of affordable housing development.	√ General Fund (staff time)	√ Planning Department	√ Consistent with State policy to remove or reduce identified government constraints

The second part of the program involves assistance to lower-income homeowners who are financially unable to repair their homes according to code requirements. Federal Community Development Block Grant funds will be used to assist households who meet the lower income criteria as defined by HUD. Assistance will be provided through grants or low interest loans. It is not expected that many homeowners would use this program, although an exact number over the next five years cannot be estimated. Block Grant funds available for this program could allow 10 units to be repaired per year.

Condominium Conversion Policies

According to the 1990 Census, there are 789 rental units in multi-family structures (5+ units) in the City. These units are potentially subject to condominium conversion which, without City action, would result in a loss in overall rental stock, primarily those units most affordable to low- and moderate-income households.

Retention of existing rental units will preserve the low/moderate-income housing stock in the City. It can be reasonably argued that condominium conversions generally offer the lowest priced unsubsidized home ownership opportunities, although qualifying families or persons frequently possess an earning power and/or equity which exceeds low- or moderate-income classifications.

The City's Condominium Conversion ordinance recognizes that the retention of existing rental units and the availability of new conversions will result in housing opportunities for all economic segments of the community. The City requires an in-lieu fee for all condominium maps.

In all conversions, the rights and safety of tenants and potential purchasers must be protected by the enactment of appropriate regulatory safeguards, including the provision of energy efficient installations and the provision of public and private improvements as necessary to service the units.

Rental Housing Assistance

Eight families are currently being assisted by this program which is comprised of Section 8 rental assistance and the City's Housing Assistance Fund. Each program is described below.

Since 1976, the City has been a member of the San Diego County Housing Authority and its Section 8 Housing Assistance Program (the program title refers to Section 8 of the Federal Housing Act of 1937, as amended by the Housing and Community Development Act of 1974). Under the Section 8 program, eligible recipients (generally individuals or families earning 50% or less of the regional median family income, adjusted for household size) receive a certificate and pay up to 30% of their income toward rental of a unit whose cost does not exceed a "fair market" rent level established by the federal government. The owner of the housing unit uses the certificate to receive reimbursement from the federal government for the difference between the recipient's contribution and the actual cost of the unit (not to exceed the "fair market" rent).

Currently, (March, 1992), there are no households being assisted in Del Mar under the Section 8 program. Del Mar's Section 8 allocation is limited to 5 certificates. However, high rental rates within the City have typically precluded Section 8 certificate holders from finding housing within the "fair market rents" of the program.

An additional eight households are assisted through resources available from the City's Housing Assistance Fund. This fund is financed by the in-lieu fees collected from the development or conversion of projects greater than 10 housing units.

Preservation of Non-conforming Multi-family Densities

The City of Del Mar is developing a program that will allow new and redevelopment projects on parcels containing non-conforming (in terms of density) multi-family structures to be constructed to existing non-conforming densities. Most affordable housing opportunities in the City of Del Mar are provided in large non-conforming multi-unit buildings. The City has established specific zoning language that provides for the maintenance of these non-conforming densities, and by so doing will help to encourage the provision of affordable-housing opportunities. The City has to date received no word from the private sector that any redevelopment of these sites is going to occur during the current housing element planning period.

Monitoring and Prevention of the Demolition or Conversion of Affordable Housing Units

Within one year of the adoption of the certified Housing Element, the City of Del Mar will establish a program to further monitor and prevent the demolition of existing affordable housing units or the

conversion of existing affordable housing units into condominiums. The Del Mar Subdivision Ordinance currently does not allow the conversion of existing affordable housing units into condominiums. The City will work to insure that existing affordable housing units are not demolished by establishing zoning code language that prevents the demolition of such units.

ASSIST IN LOW/MODERATE INCOME HOUSING DEVELOPMENT

This category of the 5-Year Housing Program is intended to identify current and future actions which comply with the following provision of State Law:

Assist in the development of adequate housing to meet the needs of low and moderate-income households.

This provision of State law is compiled with through two types of actions: 1) Federal and State housing subsidy programs; and 2) local incentives. The specific programs are listed below:

- + Density Bonus Implementation Policy/Ordinance
- + Housing Assistance Fund
- + Second Unit Construction
- + Transitional Housing
- + Linkage Development Fund

Density Bonus Implementation Ordinance/Policy

Government Code Sections 65913.4 and 65917, relating to density bonus requirements, were amended in 1989 by Chapter 842. These amendments were effective from January 1 to March 26, 1990. Chapter 31 of the Statutes of 1990 repealed Section 65913.4, and amended Section 65915; this action was effective March 26, 1990. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25%, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- a) 20% of the units for lower-income households; or
- b) 10% of the units for very low-income households; or
- c) 50% of the units for senior citizens.

Pursuant to the amendments, every jurisdiction must adopt an implementing ordinance, including a procedure for evaluating preliminary applications. The ordinance must or should include:

- + Types of developer incentives to be provided.
- + Procedures for modifying development and zoning standards.
- + Program administration.
- + Terms of affordability.
- + Nature of binding agreements.

The implementing ordinance or policy will be prepared by December of 1995. The City is currently following State Density Bonus Law and seeks to encourage the construction of affordable housing through density bonus provisions.

Housing Assistance Fund

The two sources of funds that are available to reduce development costs are the City's local Housing Assistance Fund and the City's share of federal funds from the Community Development Block Grant Entitlement program. Since 1979, the City has required an in-lieu fee for all new residential subdivisions and condominium conversions of greater than ten units, based on a fee payment set by resolution of the City Council.

This fund has been set aside for use in maintaining and creating housing opportunities for low- and moderate-income households. Currently, the fund totals approximately \$648,000. Allowable use of the funds include, but are not limited to, defraying the cost of administering the City's housing programs; maintaining set-aside units; construction programs; and rental subsidies for qualified tenants. The ability to increase and set aside funds for construction of low-income housing has not met much success in the past. This is primarily due to the threshold number of units necessary prior to initiation of the requirement. Due to the built-out character of the city, there are few conversions and subdivisions in Del Mar which have 10 or more units in one application. Furthermore, the amount of \$20,000 is not adequate to construct a replacement low-income housing unit. Review of the in-lieu fee program will be required.

The other potential source of funding for new construction is the Community Development Block Grant Program. Since 1974, the City has participated in the San Diego Urban County CDBG Program by execution of a cooperative agreement with the County. The City is "entitled" to approximately \$120,000 in funding since 1977. In past years (1977-1981), the City has selected to waive its use of these funds and allocate Del Mar's share to neighboring areas within the County.

The Planning Department will initiate a "housing strategy" for the planned use of the "housing assistance fund" and "CDBG" funds. The strategy study will be completed within 12 months of adoption of the Housing Element. The strategy will include an analysis and recommendations on the following:

1. Possible changes to the in-lieu fee program: e.g., lower the threshold from 10 to fewer units; increase the required percentage of units; increase the fee amount.
2. Project the amount of funds that could be obtained during the 1991 - 96 period from the CDBG program and the in-lieu program.
3. Identify other State and Federal housing program resources that could be used in combination with the financial resources mentioned above.
4. Identify projects and activities that could be funded from the resources analyzed as part of the "affordable housing strategy".

Second Unit Construction

A "second unit" refers to an accessory living unit built pursuant to the provisions of California Government Code Sections 65852.1 and 65852.2. These code sections allow the construction of second units by right on residential parcels. A second unit is defined as an attached or detached residential unit on the same lot as the primary unit that provides complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking, and sanitation. Second units can be created by partitioning floor space within an existing structure or by adding an accessory structure.

Due to limited available land within the City of Del Mar, second unit construction is very important to the City in its efforts to provide affordable housing. The City of Del Mar is working to facilitate the construction of affordable second units. A goal of the housing element is the creation of a second unit ordinance that will provide incentives for the construction of second units in Del Mar. The City of Del Mar anticipates the implementation of a second unit ordinance by the date of December 1996.

In the absence of a second unit ordinance, the City is following California Government Code Sections 65852.1-65852.2 regarding the construction of second units. State law requires that cities allow the construction of second units in residential zones provided that

specific criteria are met. These criteria call for the unit(s) to be less than 1,200 square-feet in area, not to exceed 30 percent of the living area of the primary unit, to be rented to low-income seniors, and not to be sold.

The City has already implemented a floor area bonus program for its higher density residential areas. Property owners in the R-2 Zone and RM Zones are allowed floor area bonuses of up to 800 square-feet if new or expanded units are to be rented to those qualifying for Section 8 rental assistance. The City will pursue extending the floor area bonus program to other residential zones. Another incentive for the construction of second units that will be explored by the City is relief from garage parking requirements. The availability of second units will be limited to low income elderly renters.

Transitional Housing

In order to facilitate the provision of adequate housing opportunities for Del Mar's small homeless population, the City will establish transitional housing as an allowed use within specific residential zones. By establishing this use, Del Mar can utilize existing structures for shelter to the homeless. The City will also facilitate the provision of transitional housing by providing relief from appropriate zoning standards such as parking requirements. The City anticipates adopting appropriate zoning language that will facilitate the provision of transitional housing by December of 1996.

Linkage Development Fund

As described within the Regional Housing Needs Statement, an increase in employment in the City creates a need for housing availability. In Del Mar, most of the regional share of housing can be attributed to one factor- the percentage of employment change within the City. Table 59 of the RHNS shows that Del Mar has no developable vacant land, therefore the allocation of housing was primarily based upon the forecasted employment change between 1986 and 1995.

Currently, the city has no development fees for construction of commercial property other than street and utility improvements. The State provides the City the opportunity to require development fees that are appropriate to an "assessed need" based upon the impact the particular development has on the community. In the last few years, two commercial projects have been constructed which require many part-time (thus low-income) employees. The City could have used this opportunity to create adequate housing facilities

to meet the employees needs. Therefore, the Planning Department will initiate a "nexus study", as required by AB 1600, to determine the impact of commercial development on housing resources.

Other Programs

The City of Del Mar has recently contracted with Life Line Community Services to provide housing related assistance to low income individuals and families. Through Life Line, the City is providing shared housing and transitional housing assistance within Del Mar. The City is also providing assistance to those who wish to exchange services for housing. Other housing related services provided by the City of Del Mar through Life Line include emergency shelter assistance, long term transitional shelter assistance, assistance for disabled, housing mediation, legal assistance pertaining to housing, and migrant housing assistance. Even though the City may not receive state credit for the programs provided through Life Line, Del Mar is committed to provide housing related assistance in a manner that is both feasible and responsive to the needs of those in the community.

PROVISION OF ADEQUATE HOUSING SITES

In accordance with State law, the Housing Program also must contain actions which serve to accomplish the following:

Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

The actions are presented in two classifications: 1) potential holding capacity to meet the five-year projected housing needs; and 2) provision for a variety of housing types. The specific programs are listed below:

- + Land Use Element/Zoning Code
- + Manufactured Housing/Mobilehomes

Land Use Element/Zoning Code

During the next five-year period, the City will continue to implement the Land Use Element and Zoning Ordinance. A variety of housing types are permitted by the Land Use Element and Zoning Ordinance. As previously noted, the City will expand opportunities by having policies that permit the development of second units and enactment of a density bonus policy/ordinance consistent with State law.

Specific sites for market rate and affordable housing are not identified in the Housing Element. The development of this new housing will be accomplished within the framework of the Land Use Element. New affordable housing is most likely to occur as second unit development. Other potential sites are available but economic feasibility will depend upon receiving financial assistance from local, State and Federal sources.

Manufactured Housing/Mobilehomes

The State law permits mobilehomes by right, to be located in any single-family residential zone, subject to the same development standards that apply to conventional dwellings. In Del Mar, the construction of dwellings require full design review; thus, the mobilehomes or manufactured housing would be reviewed on the basis of "aesthetic" considerations and building (structural) elements. Although State Law allows a city the right to designate single family areas which are suitable for mobilehomes, providing they are not totally precluded, there does not appear to be any single-family area more suitable for mobilehomes. Requests to locate mobilehomes in the residential zones will likely be limited, however, due to the market forces which tend to balance the value of the lot and home. However, possible exceptions might exist when an owner/builder desires short term housing on a lot on which construction planning and financing for a permanent residence is underway. Mobilehomes on single-family lots are not expected to make a significant contribution to the variety of Del Mar housing opportunities, due to the extremely high land costs inherent within the City. The Planning Department will review applications for mobilehome installation on residential lots.

Residential Living in the Central Commercial Zone

The Del Mar Zoning Code now allows a greater variety of living opportunities for all economic segments of the community by permitting residential living in the Central Commercial Zone. By allowing residential living in this area, the City will help to provide housing that is affordable and in proximity to transportation and shopping nodes.

Because the Central Commercial Zone is built out and consists exclusively of commercial/professional structures, no stand alone residential living opportunities would be feasible in this area. The City will pursue eliminating garage parking requirements for affordable living opportunities in the Central Commercial Zone. Parking requirements for residential living in the Central Commercial Zone are currently limited to that which is required for residential zones in the City. Because residential parking requirements are less demanding than commercial, the parking needs

for the residential component of the mixed use development should not adversely impact the existing parking situation in the Central Commercial Zone. In order to be considered "affordable", a unit must qualify for Section 8 rental assistance.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

This requirement of a housing program is described below:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Three factors are usually encompassed within the scope of governmental constraints:

- + Fees; and
- + Processing.

For proposed projects including some affordable units, the City will consider fee waivers and expedited processing. This general policy will be accomplished on a project merit and case-by-case basis. In addition, the County Building Department expedites processing of structural plans once labeled as "low-income project" by Del Mar.

Reduction of Garage Parking Requirements for affordable Multi-family Projects

Most affordable housing within the City of Del Mar is found in multi-unit apartment buildings. In order to promote the construction of affordable multi-unit dwellings, the City will reduce garage parking requirements for such units. In order for garage parking requirements to be reduced, the dwellings will have to be made affordable pursuant to federal standards (Section 8) for a period of no less than 30 years. The City will establish zoning language calling for the reduction of garage parking requirements for affordable projects by December of 1996. In order to insure that adequate parking is provided for these projects, the City will pursue the establishment of guidelines that call for open (parking lot) off-street parking.

PROMOTE EQUAL HOUSING OPPORTUNITY

The fifth category of the 5-Year Housing Program deals with equal housing opportunity. Actions must be included in the program which address the following:

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The City of Del Mar has adopted the following policies relating to equal housing opportunity:

- + Promote equal housing opportunity throughout the City.
- + Promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.
- + Promote greater awareness of tenant and landlord rights.

HCD has stated the following with regard to the role of cities in support of equal housing opportunity:

"Since state and federal law uniformly outlaw most kinds of housing discrimination, local governments role is to identify strategies which will support and implement these laws. Such strategies may include consultation with fair housing and counseling organizations in the community to document the incidence of housing discrimination and the availability of services to address the problem. If these services are not available or are inadequate, the locality can request technical assistance from the district office of the Department of Fair Employment and Housing to develop specific local government actions to promote fair housing opportunity.

In small localities, the local program may involve the dissemination of information on fair housing laws, and referrals to the district office of the Department of Fair Employment and Housing or other appropriate agencies. In large and/or urban jurisdictions, more direct program action would be appropriate. Examples of such programs include a commitment to use Community Development Block grant funds to support fair housing and counseling services. Also the locality may wish to create a fair housing council which can investigate and resolve discriminatory complaints, and advocate specific equal housing opportunity actions before community and business organizations."

To implement these policies, the City will complete the following actions relating to fair housing:

- + Establish a procedure for referring any complaints received by city staff to the appropriate State and Federal authorities. The City Manager will coordinate an effort to inform City employees of fair housing laws.

- + Complete a fair housing impediments analysis to identify and develop a course of action to eliminate any barriers to equal housing opportunities.
- + Encourage that existing and future multi-family developments (apartments and condominiums) prominently display fair housing literature and the fair housing logo.

The procedure for referral of fair housing complaints will be established by March 1, 1994. The appropriate agencies to whom complaints will be referred include:

U.S. Department of Housing and Urban Development (HUD)
 Los Angeles Office--Region IX
 Thomas F. Hanore, Director of Fair Housing and Equal Opportunity
 1615 West Olympic Boulevard
 Los Angeles, CA 90015
 (213) 251-7001

California State Department of Fair Employment and Housing
 2014 "T" Street, Suite 210
 Sacramento, CA 95814
 (916) 739-4638

County of San Diego
 Department of Housing and Community Development
 3989 Ruffin Road
 San Diego, CA 92123
 (619) 694-4801

Federal Housing and Urban Development
 880 Front Street
 San Diego, CA 92101
 (619) 557-5305

Legal Aid Society of San Diego, Inc.
 Office of the Public Attorney
 216 S. Treemont Street
 Oceanside, CA 92054

Chicano Federation
 610 22nd Street
 San Diego, CA 92101

North County Housing Foundation
 457 E. Grand Ave., Suite 5B
 Escondido, CA 92025

The City Attorney's office will be the department responsible for referring fair housing complaints to the appropriate agencies. A notice of the availability of a fair housing program will be published in local newspapers by March 1, 1993. In addition, an information flyer will be posted at City Hall, the post office, and local libraries.

A "fair housing impediments analysis" will be completed by July 1, 1995. The impediments analysis will cover the subject areas recommended by the U.S. Department of Housing and Urban Development for cities receiving CDBG funds.

The City Council will adopt a resolution encouraging the use of the fair housing symbol by March 1, 1994. The resolution and policy will be transmitted to local newspapers and the rental housing complexes located in the City.

ASSISTED HOUSING AT RISK OF CONVERSION

There are no locally subsidized units at risk of conversion, as the City of Del Mar has not issued mortgage revenue bonds, has not approved any density bonus units with financial assistance and has not spent any in-lieu fees on housing.

Existing multi-family housing which is assisted through CDBG funds are not at risk because the City's subdivision ordinance (Chapter 24.40 of the DMMC) does not permit the conversion of units which displace predominantly low and moderate income families or tenants. The housing which is assisted through the CDBG funds are existing vouchers which are administered by the San Diego County Housing Authority and are transferable to other units. Debra Lewis administers the City's account at the County Housing Authority and can be reached at (619) 694-4853.

The Housing Element had an extensive public review process. Legally noticed public hearings were conducted by the Planning Commission and City Council. In addition, several workshops/study sessions were conducted by a sub-committee of the City Council.

The draft Element was transmitted to the California Rural Assistance League (CRAL), San Diego County Human Relations Commission and the San Diego Association of Government (SANDAG). The CRAL presented testimony at two meetings of the City Council. The HRC presented testimony at one City Council meeting. Notification of additional public hearings will be given to the above noted groups.

APPENDIX A
CITY OF DEL MAR

Housing Element
Glossary

Ability-to-Pay

This concept deals with the amount of income that can be spent on housing costs without sacrificing other necessities of life. For lower income households, "ability to pay" is measured at housing costs that do not exceed 30% of monthly income. Those households that allocate more than this amount are considered to be overpaying.

Goals

Goals are general statements of purpose. Housing element goals indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expressions of state housing goals contained in the housing element law.

Group Quarters

All persons not living in a households are classified as living in one of two general categories of persons in group quarters: 1) institutionalized, including those in correctional institutions, and detention centers; and 2) other persons in group quarters, including rooming houses, half-way houses, convents, monasteries, college dormitories, military quarters, workers' dormitories, and the homeless in shelters and street locations.

Handicapped

The Federal Rehabilitation Act of 1973, Section 104.3(j) defines a disabled person as "any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment".

Housing Types

The housing units types are defined as:

Single-Family Dwellings: Single-family units that are detached from any other house with open space on all four sides.

Single-Family Attached Dwellings: Single-family units that are attached to other units with adjoining walls extending from ground to roof that separate it from other adjoining structures and forms a property line. Each unit has its own heating system.

Two-to-Four Units: Units with two, three, or four housing units in one structure. No property line separating units._

Five-or-More Units: Units with five or more housing units in one structure. No property line separating units.

Mobile homes: This includes both occupied and vacant mobile homes used for residential housing.

Other: Any occupied residential units which do not fit into the other categories, such as vans, tents, and houseboats.

Housing Unit

A house, apartment, mobile home or trailer; a group of rooms or a separate living quarters. Separate living quarters are those in which occupants live and eat separately from other persons in the building and have direct access from outside the building or through a common wall. This is a 1990 Census definition of a Housing Unit. The City's definition of a dwelling unit is that it contains only one kitchen.

Occupied: A housing unit is classified as occupied if it is the usual place of residence of the person(s) living in it at the time of the census, or if the occupants are only temporarily absent.

Vacant: A housing unit is vacant if no one is living in it at the time of enumeration. Units temporarily occupied by persons who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Household

Includes all of the persons who occupy a housing unit, regardless of their relationship. There are two types of households. Family households are those in which the householder is related to one or more, other people living there. In a non-family household, the householder lives with non-relatives only. The count of households is always equal to the number of occupied housing units.

Householder

One person in each household is designated as the householder (formerly called "head of household"). In most cases, this is the person, or one of the persons, in whose name the home is owned, being bought, or rented and who was listed in column one of the census questionnaire.

Income Groups

State housing law identifies four income groups: very low; low; moderate; and above moderate. When the term "lower" is used it includes the "very low" and "low" income groups. The four groups are further defined in terms of a percentage of the median income for San Diego County. The 1991 median income for a 4-person family is \$41,300. The 1991 income limits are listed below:

<u>Income Group</u>	<u>Percent of Regional Median Income</u>	<u>Income Limits</u>
Very Low	< 50%	< \$20,650
Low	51% - 80%	\$20,650 - \$33,040
Moderate	81% - 120%	\$33,041 - \$49,560
Above Moderate	121% +	\$49,560 +

Overpayment

This term refers to lower income households that expend 30% or more of their income on housing costs.

Quantified Objectives

Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may, therefore be short-term in outlook compared to community's goals.

Overcrowding

Overcrowding is defined as a situation where there are too many people living in a housing unit so that health, safety and other problems exist. This is measured by the number of persons living in a unit compared to the number of rooms. A unit is often considered overcrowded if it has 1.01 or more persons per room (excluding bathrooms, halls, or utility rooms). This standard has been used as a basis to quantify overcrowding data and is published within the 1990 Census.

Rent

Contract rent is tabulated for all housing units being rented or that are vacant for rent. It is the monthly rent agreed to regardless of any furnishings, utilities, fees, meals, or services that may be included. Tabulations of rent exclude one-family houses on 10 or more acres.

SANDAG

The San Diego Association of Governments. This agency represents the regional COG and provides the member jurisdictions with information regarding Population, Housing, Transportation, and Employment. Publications include the Regional Housing Needs Statement (RHNS), and the 1988 Employment Inventory Technical Documentation.

Second Unit

A second residential unit, also known as "in-law apartments", "granny flats", and "accessory apartments", is an attached or detached residential unit on the same parcel(s) as the primary unit which provides complete, independent living facilities for one or more persons. The unit must include permanent provisions for living, sleeping, eating, cooking and sanitation. These units can be created by separating floor space within an existing structure, or by adding an accessory structure (either attached or detached), or a combination of the two techniques.

Standard Industrial Classification (SIC)

Agriculture, Forestry, and Fishing

This employment classification includes establishments primarily engaged in agricultural production, forestry, commercial fishing, hunting and trapping and related services. The classification of agricultural production covers establishments (e.g., farms, ranches, dairies, greenhouses, nurseries, orchards, and hatcheries) primarily engaged in the production of crops plants, vines, or trees (excluding forestry operations), and the keeping, gazing, or feeding of livestock for the sale of livestock or livestock products (including serums), for livestock increase, or for value increase. Livestock as used here includes cattle, sheep, goats, hogs, and poultry. Also included are animal specialties; such as horses, rabbits, bees, pets, fur-bearing animals in captivity, and fish in captivity. Agricultural production also includes establishments primarily engaged in the operation of sod farms, cranberry bogs, and poultry hatcheries, in the production of mushrooms, bulbs, flower seeds, and vegetable seeds, and in the growing of hydroponic crops.

The classification of forestry covers establishments primarily engaged in the operation of timber tracts, tree farms, or forest nurseries, in the gathering of forest products, or in performing forestry services. Logging establishments are classified in Manufacturing, Industry 2411.

In the City of Del Mar, this classification represents veterinarians, landscape designers and a Bird Board and Care Facility. There are no employers of the more typical "agriculturally associated" activities.

Mining

The division includes all establishments primarily engaged mining; the term mining is used in the broad sense to include the extraction of minerals occurring naturally: such as coal and ores; liquids, such as crude petroleum; and gases, such as natural gas. The term mining is also used in the broad sense to include quarrying, well operations, milling (e.g., crushing, screening, washing, flotation), and other preparation customarily done at the mine site, or as a part of mining activity.

Construction

This division includes establishments primarily engaged in construction. The term construction includes new work additions, alterations, reconstruction, installations, and repairs. Construction activities are generally administered or managed from a relatively fixed place of business, but the actual construction work is performed at one or more different sites. If a company has more than one relatively fixed place of business from which it undertakes or manages construction activities and for which separate data on the number of employees, payroll, receipts, and other establishment-type records are maintained, each such place of business is considered a separate construction establishment.

Three broad types of construction activity are covered: 1) building construction by general contractors or by operative builders; 2) heavy construction other than building by general contractors and special trade contractors; and 3) construction activity by other special trade activities such as plumbing, painting, and electrical work, and work for general contractors under subcontract or directly for property owners. General contractors usually assume responsibility for an entire construction project, but may subcontract to others all of the actual construction work or those portions of the project that require special skills or equipment. General contractors, thus may or may not have construction workers on their payroll.

Manufacturing

The manufacturing division includes establishments engaged in the mechanical or chemical transformation of materials or substances into new products. These establishments are usually described as plants, factories, or mills and characteristically use power driven machine and materials handling equipment. Establishments engaged in assembling component parts of manufactured products are also considered manufacturing if the new product is neither a structure nor other fixed improvement. Also included is the blending of

materials, such as lubricating oils, plastic resins, or liquors.

Transportation, Communications, Electric, Gas, and Sanitary Services

This division includes establishments providing, to the general public or to other business enterprises, passenger and freight transportation, communications services, or electricity, gas, steam, water or sanitary services, and all establishments of the United States Postal Service.

Wholesale Trade

This division includes establishments, or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, construction contractors, or professional business uses; or to other wholesalers, or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.

The chief functions of establishments included in Wholesale Trade are selling goods to trading establishments, or to industrial, commercial, institutional, farm, construction contractors, or professional business users, and bringing buyer and seller together. In addition to selling, functions frequently performed by wholesale establishments include: maintaining inventories of goods; extending credit; physically assembling; sorting and grading goods in large lots; breaking bulk and redistribution in smaller lots; delivery; refrigeration; and various types of promotion such as advertising and label designing.

Retail Trade

This division includes establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. In general, retail establishments are classified by kind of business, according to the principal lines of commodities sold (groceries, hardware, etc.), or the usual trade designation (drug store, cigar store, etc.). Some of the important characteristics of retail trade establishments are: the establishment is usually a place of business and is engaged in activities to attract the general public to buy; the establishment buys or receives merchandise as well as sells, the establishment may process its products, but such processing is incidental or subordinate to selling; the establishment is considered as retail in the trade; and the establishment sells to customers for personal or household use.

Not all of these characteristics need be present and some are modified by trade practice.

Finance, Insurance, Real Estate

This division includes establishments operating primarily in the fields of finance, insurance, and real estate. Finance includes depository institutions, non-depository credit institutions, holding (but not predominantly operating) companies, other investment companies, brokers and dealers in securities and commodity contracts, and security and commodity exchanges. Insurance covers carriers of all types of insurance, and insurance agents and brokers. Real estate includes owners, lessors, lessees, buyers, sellers, agents, and developers of real estate.

Services

This division includes establishments primarily engaged in providing a wide variety of services for individuals, business and government establishments, and other organizations. Hotels and other lodging places; establishments providing personal, business, repair, and amusement services; health, legal, engineering, and other professional services; educational institutions; membership organizations, and other miscellaneous services are included. Del Mar has a high percentage of home occupations and self-employment that are included within this category.

Government

This division includes the executive, legislative, judicial, administrative, and regulatory activities of Federal, State, local, and international governments. Government-owned and operated business establishments are classified in Major Groups 01-89 according to the activity in which they are engaged. Private establishments primarily engaged in the same activities as government establishments in Public Administration are classified in Major Groups 01-89 according to the activity in which they are engaged. Del Mar has a high percentage of school administrators due to the location of the district office. However, most employees of the school district are located outside City limits. The Del Mar Fairgrounds has also been included under this category.

Units in Structure

Tabulations of this information reflect the number of housing units specified type and size, not the number of buildings. Most of the categories are self explanatory (such as 10 to 19 units per structure). A one unit detached home is a typical single-family home, with open space on all four sides. A one unit attached home is a structure that has one or more walls extending from ground to roof separating it from adjoining structures. Row houses, townhouses, and houses attached to non-residential structures are typically one unit attached structures.

Value

Housing value is the census respondent's estimate of how much the property would sell for if it were for sale. Value is tabulated for all occupied housing units that were owned, being bought, or were vacant for sale at the time of enumeration. Information about housing value excludes mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings.

[illegible]

DEL MAR PLANNING DEPT.

[illegible]

SIC	EMP	ADJEMP	SIZE	ADJSIZ	ADJFACT
80468	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80469	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80526	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80546	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80605	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80801	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80826	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80896	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80913	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
80937	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
81193	SELF EMPLOYED OR DOMESTIC	7	0	5	0.0000
11528	CHISARI LANDSCAPE DESIGNER/LIN	7	0	5	0.0000
15011	CURRYCOMB	7	0	3 K	1.3165
16110	DEL MAR VETERINARY HOSPITAL	7	0	5 M	1.3165
22219	FREE FLIGHT	7	0	5 M	1.3165
26914	HOCK-TERRY ASSOCIATES	7	0	5 M	1.3165
43603	PERIMETER LANDSCAPE & DESIGN	7	0	5 M	1.3165
43856	PYM ASSOCIATES	7	0	5 M	1.3165
46586	RANCHO DEL MAR	7	0	5 M	1.3165
9334	CALIFORNIA SEASONS LANDSCAPE	7	0	11 N	0
15843	DE WEESE BURTON & ASSOCIATES	7	0	24 O	0
41991	PACIFIC CREST LANDSCAPE	7	0	11 N	0
80388	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80470	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80513	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80530	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80531	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80535	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80652	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
80773	SELF EMPLOYED OR DOMESTIC	15	0	4	0.0000
3630	ARMSTRONG & MCHUGH CORP	15	0	5 M	M
12506	CH SQUARED INC	15	0	3 K	M
24041	GOODWIN CONSTRUCTION	15	0	5 M	M
35410	MARINE BUILDERS COMPANY INC	15	0	5 M	M
52606	SINGING HILLS VILLAGE COMPANY	15	0	5 M	M
26946	HOFFMAN INC/J E	15	0	11 N	O
46941	READ CONSTRUCTION CO INC/JOHN	15	0	11 N	O
53111	BO-CAL DEVELOPMENT INC	15	0	11 N	O
63818	SELF EMPLOYED OR DOMESTIC	17	0	4	0.0000
81320	SELF EMPLOYED OR DOMESTIC	17	0	4	0.0000
4587	B & W MASONRY CONTRACTORS	17	0	7 M	N
40324	NORTH COUNTY DRILLING	17	0	6 M	N
63853	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80378	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80476	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80481	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80484	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80607	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80783	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80816	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
80909	SELF EMPLOYED OR DOMESTIC	27	0	2	0.0000
33051	LAWYERS & JUDGES PUBLISHING CO	27	0	1 K	K
4386	AVIATION PUBLICATIONS SERVICE	27	0	3 M	M
5183	BARLEY BRAE PRINTERS INC	27	0	3 M	M
13271	COMPETITOR MAGAZINE	27	0	3 M	M
16051	DEL MAR ASSOCIATES	27	0	3 M	M
16112	EL MARCO PRINTING	27	0	3 M	M

45432	PRODUCERS		27	0	4	M	M	0.7434
52636	BIR SPEEDY PRINTING CENTER	312 VIA DE LA VALLE	27	0	3	M	M	0.7434
54853	STEVENSON PROJECT	2120 JIMMY DURANTE BLVD	27	0	3	M	M	0.7434
80570	SELF EMPLOYED OR DOMESTIC		28	0	2			0.0000
11156	CHASALCO INC	457 CULEBRA ST	28	0	8	N	N	1.0363
19532	EUCALYPTUS STONEWARE	2201 SAN DIEGUITO DR	32	0	12	O	O	0.6916
63819	SELF EMPLOYED OR DOMESTIC		39	0	3			0.0000
80908	SELF EMPLOYED OR DOMESTIC		39	0	3			0.0000
347	A-J ASSOCIATES		39	0	2	M	K	0.4711
52542	SIMILE II	218 12TH ST	39	0	2	M	K	0.4711
2919	AMTRAK	15 15TH ST & OCEAN AVE	40	0	6	M	N	1.4184
63841	SELF EMPLOYED OR DOMESTIC		41	0	14			0.0000
80506	SELF EMPLOYED OR DOMESTIC		41	0	14			0.0000
80901	SELF EMPLOYED OR DOMESTIC		41	0	14			0.0000
81300	SELF EMPLOYED OR DOMESTIC		41	0	14			0.0000
41332	OMNI AMERICAN LIMOUSINES	1201 CAMINO DEL MAR	41	0	3	M	M	0.8321
43346	PEERLESS LIMOUSINE SERVICE	307 10TH ST	41	0	3	M	M	0.8321
16943	DISTINCTIVE LIMOUSINE	2010 JIMMY DURANTE BLVD	41	0	19	O	O	0.8321
46614	RANCHO LIMOUSINE		41	0	32	P	P	0.8321
367	A-Z MAILING	2120 JIMMY DURANTE BLVD	47	0	2	M	K	0.6170
16108	DEL MAR TRAVEL	1150 CAMINO DEL MAR	47	0	2	M	K	0.6170
23636	GLOBAL TRAVEL SERVICE	220 12TH ST	47	0	2	M	K	0.6170
45547	PROFESSIONAL TRAVEL	1011 CAMINO DEL MAR	47	0	2	M	K	0.6170
46301	RAINBOW INTERNATIONAL TRAVEL	1139 CAMINO DEL MAR	47	0	2	M	K	0.6170
53313	SORENSEN TRAVEL SERVICE	1342 CAMINO DEL MAR	47	0	2	M	K	0.6170
57591	TORREY PINES TRAVEL BUREAU	1237 CAMINO DEL MAR	47	0	2	M	K	0.6170
57927	TRAVEL SHOP/THE	1401 CAMINO DEL MAR	47	0	2	M	K	0.6170
16055	DEL MAR CABLEVISION SERVICE	240 10TH ST	48	0	5	M	M	1.3729
16062	DEL MAR COMMUNIC CTR-DMPA-TV	240 10TH ST	48	0	5	M	M	1.3729
2799	AMERICAN TECHNOLOGIES EXCHANGE	1237 CAMINO DEL MAR	48	0	11	N	O	1.3729
63823	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
80410	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
80505	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
80545	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
80813	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
80815	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
80817	SELF EMPLOYED OR DOMESTIC		50	0	1			0.0000
16100	DEL MAR RECYCLING CENTER	2265 JIMMY DURANTE BLVD	50	0	1	K	K	0.7433
39653	NECTAR SURFBOARD FACTORY		50	0	4	M	M	0.7433
43711	PERSPECTIVE MEASUREMENTS	1343 STRATFORD CT	50	0	3	M	M	0.7433
47066	RECOVERY SCIENCES INC	1330 CAMINO DEL MAR	50	0	3	M	M	0.7433
58660	UAI NEW JERSEY INC	2010 JIMMY DURANTE BLVD	50	0	3	M	M	0.7433
10588	CBS SCIENTIFIC COMPANY	2179 SAN DIEGUITO DR	50	0	6	N	N	0.7433
41346	OMNI USA INC	1309 CAMINO DEL MAR	50	0	6	N	N	0.7433
80539	SELF EMPLOYED OR DOMESTIC		51	0	1			0.0000
80715	SELF EMPLOYED OR DOMESTIC		51	0	1			0.0000
80772	SELF EMPLOYED OR DOMESTIC		51	0	1			0.0000
80860	SELF EMPLOYED OR DOMESTIC		51	0	1			0.0000
80900	SELF EMPLOYED OR DOMESTIC		51	0	1			0.0000
2474	AMERICAN ACCESSORIES	1407 STRATFORD CT	51	0	5	M	M	1.3222
8249	BUMBLE BEE SEAFOODS INC	2002 JIMMY DURANTE BLVD	51	0	5	M	M	1.3222
21890	FOUNTAIN FRESH INC	1442 CAMINO DEL MAR	51	0	5	M	M	1.3222
22971	QBO INTERNATIONAL CORPORATION	1201 CAMINO DEL MAR	51	0	5	M	M	1.3222
39746	NEPTUNE LEATHER	118 13TH ST	51	0	3	K	M	1.3222
80473	SELF EMPLOYED OR DOMESTIC		52	0	1			0.0000
80487	SELF EMPLOYED OR DOMESTIC		52	0	1			0.0000
80495	SELF EMPLOYED OR DOMESTIC		52	0	1			0.0000
80865	SELF EMPLOYED OR DOMESTIC		52	0	1			0.0000

57870	TRANSPARENT IMAGES	1237 CAMINO DEL MAR	52	0	2	K	K	1.1558
16078	DEL MAR GLASS COMPANY	2120 JIMMY DURANTE BLVD	52	0	5	M	M	1.1558
22198	FREDERICK WALL COVERING/S C	258 25TH ST	52	0	5	M	M	1.1558
41508	ORFILA STAINED GLASS	2120 JIMMY DURANTE BLVD	52	0	5	M	M	1.1558
80722	SELF EMPLOYED OR DOMESTIC		54	0	1			0.0000
80867	SELF EMPLOYED OR DOMESTIC		54	0	1			0.0000
80921	SELF EMPLOYED OR DOMESTIC		54	0	1			0.0000
16113	DEL MARKET	1435 CAMINO DEL MAR	54	0	4	M	M	0.9917
31376	KIOSK DEL MAR	1237 CAMINO DEL MAR	54	0	4	M	M	0.9917
16066	DEL MAR DANISH PASTRY SHOP	1140 CAMINO DEL MAR	54	0	8	N	N	0.9917
80395	SELF EMPLOYED OR DOMESTIC		55	0	2			0.0000
80409	SELF EMPLOYED OR DOMESTIC		55	0	2			0.0000
43801	PETERSON CHEVRON STATION/RENNY	941 CAMINO DEL MAR	55	0	8	N	N	1.0464
2399	AM-PH MINI MARKET	660 VIA DE LA VALLE	55	0	19	O	O	1.0464
80709	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80710	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80744	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80746	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80751	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80753	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80873	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80905	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80931	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
80956	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
81206	SELF EMPLOYED OR DOMESTIC		56	0	1			0.0000
7129	BONORA CUSTOM TAILORING/DONATO	1011 CAMINO DEL MAR	56	0	2	K	K	1.0510
7573	BRAZILIAN FLAVOR	1130 CAMINO DEL MAR	56	0	2	K	K	1.0510
16104	DEL MAR TAILORING	230 12TH ST	56	0	2	K	K	1.0510
32299	LA MARIPOSA BOUTIQUE	1448 CAMINO DEL MAR	56	0	2	K	K	1.0510
43272	PEARL TAILOR SHOP	1105 CAMINO DEL MAR	56	0	2	K	K	1.0510
6280	BIBA	1414 CAMINO DEL MAR	56	0	4	M	M	1.0510
17736	DURANTE'S	1412 CAMINO DEL MAR	56	0	4	M	M	1.0510
31575	KOBO CORPORATION	1446 CAMINO DEL MAR	56	0	4	M	M	1.0510
40246	NORTH COAST BEACH CLUB	1418 CAMINO DEL MAR	56	0	4	M	M	1.0510
57230	TINLEY FOR PERFECTION/SCOTT	1229 CAMINO DEL MAR	56	0	4	M	M	1.0510
57668	TOWER FIVE	1416 CAMINO DEL MAR	56	0	4	M	M	1.0510
80762	SELF EMPLOYED OR DOMESTIC		57	0	1			0.0000
80825	SELF EMPLOYED OR DOMESTIC		57	0	1			0.0000
80929	SELF EMPLOYED OR DOMESTIC		57	0	1			0.0000
81195	SELF EMPLOYED OR DOMESTIC		57	0	1			0.0000
15474	DANIELS INC/R B	1401 CAMINO DEL MAR	57	0	2	K	K	0.7931
14265	COUNTRY DOWNS	1302 CAMINO DEL MAR	57	0	3	M	M	0.7931
16068	DEL MAR DISCS	1130 CAMINO DEL MAR	57	0	3	M	M	0.7931
43671	PERSIAN BAZAAR ORIENTAL RUGS	1011 CAMINO DEL MAR	57	0	3	M	M	0.7931
63820	SELF EMPLOYED OR DOMESTIC		58	0	2			0.0000
63821	SELF EMPLOYED OR DOMESTIC		58	0	2			0.0000
63822	SELF EMPLOYED OR DOMESTIC		58	0	2			0.0000
63824	SELF EMPLOYED OR DOMESTIC		58	0	2			0.0000
63825	SELF EMPLOYED OR DOMESTIC		58	0	2			0.0000
80377	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80408	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80418	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80500	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80523	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80602	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80603	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80650	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80665	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000

EMP ID	DESCRIPTION	ADDRESS	SIC	EMP	ADJEMP	SIZE	ADJSIZ	ADJFACT
80668	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80701	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80711	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80766	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80767	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80814	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80859	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80895	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80897	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
80958	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
81192	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
81500	SELF EMPLOYED OR DOMESTIC		58	0	1			0.0000
8104	BUDAPEST HUNGARIAN RESTAURANT	211 15TH ST	58	0	4	M	M	1.1000
16074	DEL MAR FINE WINES	1328 CAMINO DEL MAR	58	0	4	M	M	1.1000
16203	DELMARIO'S	2010 JIMMY DURANTE BLVD	58	0	4	M	M	1.1000
16401	DEBIAS CATERING CONVENTION SVC		58	0	5	M	M	1.1000
48641	RBR CALMEY INC	1301 CAMINO DEL MAR	58	0	4	M	M	1.1000
51561	SERVICE AMERICA CORPORATION	DEL MAR FAIRGROUND	58	0	5	M	M	1.1000
52201	BHIRANAMA/BUSHIDOKORO	1101 CAMINO DEL MAR	58	0	4	M	M	1.1000
6844	BOARD & BREW	1212 CAMINO DEL MAR	58	0	9	N	N	1.1000
9035	CALIFORNIA CHICKEN INC	812 VIA DE LA VALLE	58	0	9	N	N	1.1000
16400	DEBIA'S DEL MAR CATERING		58	0	10	N	N	1.1000
17375	DOUBLE HAPPINESS	1011 CAMINO DEL MAR	58	0	9	N	N	1.1000
31389	KIRBY'S CAFE	215 15TH ST	58	0	9	N	N	1.1000
6788	BLUE MAX RESTAURANT		58	0	21	O	O	1.1000
8243	BULLY'S DEL MAR MEXICAN CAFE	225 15TH ST	58	0	20	O	O	1.1000
8767	CAFE DEL MAR	1247 CAMINO DEL MAR	58	0	20	O	O	1.1000
9406	CALIFORNIA YOGURT COMPANY	1444 CAMINO DEL MAR	58	0	20	O	O	1.1000
7688	BRIGANTINE/THE	3263 CAMINO DEL MAR	58	0	42	P	P	1.1000
8245	BULLY'S INC	1404 CAMINO DEL MAR	58	0	42	P	P	1.1000
8247	BULLY'S NORTH	1404 CAMINO DEL MAR	58	0	42	P	P	1.1000
9938	CARLOS & ANNIES CAFE	1454 CAMINO DEL MAR	58	0	42	P	P	1.1000
16829	DINIS DEL MAR	526 CAMINO DEL MAR	58	0	42	P	P	1.1000
20857	FIESTA CONCESSIONS FOOD & SVCS	DEL MAR FAIRGROUND	58	0	43	P	P	1.1000
44786	POSEIDON/THE	1670 COAST BLVD	58	0	42	P	P	1.1000
47343	REMINOTON'S RESTAURANT	2010 JIMMY DURANTE BLVD	58	0	42	P	P	1.1000
29311	JAKE'S DEL MAR	1660 COAST BLVD	58	0	82	O	O	1.1000
21222	FISH MARKET & RESTAURANT	640 VIA DE LA VALLE	58	0	192	N	N	1.1000
63826	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80421	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80525	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80527	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80533	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80601	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80719	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80721	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80723	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80726	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80745	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80754	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80774	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80807	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80827	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80874	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80883	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80915	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80916	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000
80918	SELF EMPLOYED OR DOMESTIC		59	0	2			0.0000

80920	SELF EMPLOYED OR DOMESTIC		59	0	2		0.0000
80957	SELF EMPLOYED OR DOMESTIC		59	0	2		0.0000
80983	SELF EMPLOYED OR DOMESTIC		59	0	2		0.0000
81194	SELF EMPLOYED OR DOMESTIC		59	0	2		0.0000
81301	SELF EMPLOYED OR DOMESTIC		59	0	2		0.0000
16091	DEL MAR OCEANSPORTS	1227 CAMINO DEL MAR	59	0	2		0.0000
23837	GOLDEN EYE JEWELERS/THE	1145 CAMINO DEL MAR	59	0	2 K	K	0.8568
34772	MACOILLIS/PAT	2201 SAN DIEGUITO DR	59	0	2 K	K	0.8568
38432	MORANDI DESIGN/JAKE	1302 CAMINO DEL MAR	59	0	2 K	K	0.8568
53796	SOUTHWESTERN SILVER GALLERY	1416 CAMINO DEL MAR	59	0	2 K	K	0.8568
9517	CAMINO DEL MAR OFFICE PRODUCTS	1049 CAMINO DEL MAR	59	0	3 M	M	0.8568
16073	DEL MAR FINE ART & GRAPHIC SUP	2201 SAN DIEGUITO DR	59	0	3 M	M	0.8568
16075	DEL MAR FLORAL	1011 CAMINO DEL MAR	59	0	3 M	M	0.8568
16161	DEL-MAR DRUGS INC	1436 CAMINO DEL MAR	59	0	3 M	M	0.8568
17830	E & L RACING CENTER	18899 TURF RD	59	0	3 M	M	0.8568
23867	GOLDEN POND	1143 CAMINO DEL MAR	59	0	3 M	M	0.8568
26230	HEIDIS DEL MAR	1149 CAMINO DEL MAR	59	0	3 M	M	0.8568
28072	IMAGERIE INC	1150 CAMINO DEL MAR	59	0	3 M	M	0.8568
39888	NEW READERS SERVICE INC	740 HIGHLAND AVE	59	0	3 M	M	0.8568
40928	OCEAN BONG GALLERY	1438 CAMINO DEL MAR	59	0	3 M	M	0.8568
43412	PENQUIN DEL MAR	1219 CAMINO DEL MAR	59	0	3 M	M	0.8568
44477	PLUM PUDDING	1412 CAMINO DEL MAR	59	0	3 M	M	0.8568
48410	ROSEMARY'S SKIN CARE	1408 STRATFORD CT	59	0	3 M	M	0.8568
55835	SUZANNE'S FLOWERS	1435 CAMINO DEL MAR	59	0	3 M	M	0.8568
60038	VILLAGE APOTHECARY OF DEL MAR	1327 CAMINO DEL MAR	59	0	3 M	M	0.8568
17952	EARTHBONG BOOK STORE	1440 CAMINO DEL MAR	59	0	7 N	N	0.8568
27977	ICE DOWN	2010 JIMMY DURANTE BLVD	59	0	7 N	N	0.8568
54275	ST PETER'S THRIFT SHOP	1 PARRISH LN	59	0	8 N	N	0.8568
55174	STUDIO BUENAGA	1105 CAMINO DEL MAR	59	0	7 N	N	0.8568
80375	SELF EMPLOYED OR DOMESTIC		60	0	1		0.0000
80640	SELF EMPLOYED OR DOMESTIC		60	0	1		0.0000
80729	SELF EMPLOYED OR DOMESTIC		60	0	1		0.0000
80898	SELF EMPLOYED OR DOMESTIC		60	0	1		0.0000
80953	SELF EMPLOYED OR DOMESTIC		60	0	1		0.0000
18480	EL CAMINO THRIFT & LOAN ASSOCI	1110 CAMINO DEL MAR	60	0	4 M	M	1.0076
24375	GREAT AMERICAN FIRST SAVINGS B	1431 CAMINO DEL MAR	60	0	8 N	N	1.0076
9135	CALIFORNIA FIRST BANK	330 15TH ST	60	0	18 O	O	1.0076
32095	LA JOLLA BANK & TRUST	1201 CAMINO DEL MAR	60	0	18 O	O	1.0076
9117	CALIFORNIA FEDERAL SVNGS & LN	512 VIA DE LA VALLE	60	0	38 P	P	1.0076
80382	SELF EMPLOYED OR DOMESTIC		62	0	1		0.0000
80384	SELF EMPLOYED OR DOMESTIC		62	0	1		0.0000
80797	SELF EMPLOYED OR DOMESTIC		62	0	1		0.0000
80955	SELF EMPLOYED OR DOMESTIC		62	0	1		0.0000
81201	SELF EMPLOYED OR DOMESTIC		62	0	1		0.0000
81345	SELF EMPLOYED OR DOMESTIC		62	0	1		0.0000
20744	FERDON & RAU COMPANY/THE	1342 CAMINO DEL MAR	62	0	4 M	M	1.0076
26695	HILL INVESTMENTS/SAMUEL	1011 CAMINO DEL MAR	62	0	4 M	M	1.0076
30950	KEPPER FINANCIAL SERVICES	514 VIA DE LA VALLE	62	0	4 M	M	1.0076
35444	MARINER'S FINANCIAL SERVICES	514 VIA DE LA VALLE	62	0	4 M	M	1.0076
21080	FIRST AFFILIATED SECURITIES INC	1110 CAMINO DEL MAR	62	0	8 N	N	1.0076
7439	BRADFORD & COMPANY INC/J C	853 CAMINO DEL MAR	62	0	18 O	O	1.0076
63833	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000
63840	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000
80486	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000
80503	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000
80728	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000
80763	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000
80871	SELF EMPLOYED OR DOMESTIC		64	0	1		0.0000

80872	SELF EMPLOYED OR DOMESTIC	64	0	1		0.0000
80986	SELF EMPLOYED OR DOMESTIC	64	0	1		0.0000
81202	SELF EMPLOYED OR DOMESTIC	64	0	1		0.0000
81352	SELF EMPLOYED OR DOMESTIC	64	0	1		0.0000
23349	01888 INSURANCE AGENCY	64	0	1		0.0000
2077	ALLSTATE INSURANCE COMPANIES	64	0	2	K	0.7903
18814	ELLER INSURANCE SERVICES/DAVID	64	0	3	M	0.7903
20373	FARMERS INSURANCE GROUP	64	0	3	M	0.7903
20378	FARMERS INSURANCE GROUP	64	0	3	M	0.7903
29578	JEFFERSON INS AGENCY/PHILIP	64	0	3	M	0.7903
46345	RAKOWICZ INSURANCE/STEPHEN	64	0	4	M	0.7903
54624	STATE FARM INSURANCE COMPANY	64	0	3	M	0.7903
54626	STATE FARM INSURANCE COMPANY	64	0	3	M	0.7903
29584	JEFFERSON REALTOR & INS AGCY	64	0	6	N	0.7903
62667	WOOLLEY INSURANCE SERVICES INC	64	0	6	N	0.7903
63827	SELF EMPLOYED OR DOMESTIC	65	0	3		0.0000
63829	SELF EMPLOYED OR DOMESTIC	65	0	3		0.0000
63834	SELF EMPLOYED OR DOMESTIC	65	0	3		0.0000
63837	SELF EMPLOYED OR DOMESTIC	65	0	3		0.0000
63845	SELF EMPLOYED OR DOMESTIC	65	0	3		0.0000
63852	SELF EMPLOYED OR DOMESTIC	65	0	3		0.0000
80380	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80381	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80389	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80390	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80471	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80477	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80499	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80501	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80502	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80511	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80515	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80518	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80522	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80541	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80651	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80658	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80713	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80714	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80716	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80743	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80821	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80822	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80870	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80879	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80899	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80911	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80914	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80917	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80919	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80924	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80934	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80940	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80959	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80966	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
80978	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
81203	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000
81344	SELF EMPLOYED OR DOMESTIC	65	0	2		0.0000

81351	SELF EMPLOYED OR DOMESTIC		65	0	2		0.0000
3093	ANGELLO REAL ESTATE/ROBERT J		65	0	2 M	K	0.7110
10543	CATES PROPERTY MANAGMNT/MARLYS		65	0	2 M	K	0.7110
10574	CAVANAUGH INC/MIKE	221 15TH ST	65	0	1 K	K	0.7110
12784	COFFMAN REALTY/JOHN H	125 VIA DE LA VALLE	65	0	1 K	K	0.7110
23416	OILES REAL ESTATE		65	0	1 K	K	0.7110
36792	MENTOR REALTY INC		65	0	2 M	K	0.7110
43377	PELICAN BAY DEVELOPMENT CO	830 AMERICA WAY	65	0	2 M	K	0.7110
56979	THREE HILLS CORPORATION		65	0	2 M	K	0.7110
7363	BONEBT EBCROW COMPANY	512 VIA DE LA VALLE	65	0	3 M	M	0.7110
9481	CAMBRIDGE INC	2002 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
9892	CARL A REAL ESTATE COMPANY	2010 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
11140	CHARNHOLM REAL ESTATE/ADELLE H	1226 CAMINO DEL MAR	65	0	3 M	M	0.7110
11141	CHARRETTE CORPORATION/THE	125 VIA DE LA VALLE	65	0	3 M	M	0.7110
14951	CULLEN REAL ESTATE/JOHN P	1442 CAMINO DEL MAR	65	0	3 M	M	0.7110
17413	DOVER MANAGEMENT CORPORATION	2120 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
24326	ORAVETTE REAL ESTATE	2010 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
24859	GRUBB & ELLIS RSDNTL BRKGE CO	853 CAMINO DEL MAR	65	0	3 M	M	0.7110
28803	INTERWORLD GROUP INC	2010 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
30632	KARLENE REALTY	2120 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
39842	NEW HARBOUR MANAGEMENT	1201 CAMINO DEL MAR	65	0	3 M	M	0.7110
42943	PARTNERS MANAGEMENT COMPANY	1135 CAMINO DEL MAR	65	0	3 M	M	0.7110
46499	RANBEY COMMERCIAL PROPERTIES	514 VIA DE LA VALLE	65	0	3 M	M	0.7110
47067	RECREATIONS	1442 CAMINO DEL MAR	65	0	3 M	M	0.7110
48251	ROLLS AGENCY/THE	241 12TH ST	65	0	3 M	M	0.7110
50113	SAN DIEGUITO PROPERTY MGMT CO	1442 CAMINO DEL MAR	65	0	3 M	M	0.7110
53014	SMITH-REAL ESTATE/REX	1049 CAMINO DEL MAR	65	0	3 M	M	0.7110
53476	SOUTH COAST LAND COMPANY	1011 CAMINO DEL MAR	65	0	3 M	M	0.7110
53633	SOUTHAIR COMPANY	2010 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
55003	STORMS & COMPANY	2010 JIMMY DURANTE BLVD	65	0	3 M	M	0.7110
63020	VERI/BIJAN	823 CAMINO DEL MAR	65	0	3 M	M	0.7110
22678	GALLERY REALTY	1125 CAMINO DEL MAR	65	0	6 N	N	0.7110
29592	JELLEY COMPANY LEASING DIVISIO	1312 CAMINO DEL MAR	65	0	6 N	N	0.7110
30860	KELLEHER & ASSOCIATES INC/J D	1150 CAMINO DEL MAR	65	0	6 N	N	0.7110
53017	SMITHAM REAL ESTATE	1150 CAMINO DEL MAR	65	0	6 N	N	0.7110
525	ABBOTT REAL ESTATE/CHIGUITA	1234 CAMINO DEL MAR	65	0	13 O	O	0.7110
1902	ALLEN COMPANY/WILLIS M	1424 CAMINO DEL MAR	65	0	13 O	O	0.7110
10996	CHALLENGE SYSTEMS	2010 JIMMY DURANTE BLVD	65	0	13 O	O	0.7110
16099	DEL MAR REALTY ASSOCIATES	1104 CAMINO DEL MAR	65	0	13 O	O	0.7110
33029	LAWRENCE GROUP/THE	2010 JIMMY DURANTE BLVD	65	0	13 O	O	0.7110
37974	MISSION WEST PROPERTIES	110 15TH ST	65	0	13 O	O	0.7110
55383	SUN HARBOR REALTY	1153 CAMINO DEL MAR	65	0	13 O	O	0.7110
10839	CENTURY 21-CROSS PROPERTIES	1130 CAMINO DEL MAR	65	0	27 P	P	0.7110
29593	JELLEY COMPANY REAL ESTATE	1312 CAMINO DEL MAR	65	0	27 P	P	0.7110
80403	SELF EMPLOYED OR DOMESTIC		70	0	3		0.0000
80422	SELF EMPLOYED OR DOMESTIC		70	0	3		0.0000
80600	SELF EMPLOYED OR DOMESTIC		70	0	3		0.0000
80632	SELF EMPLOYED OR DOMESTIC		70	0	3		0.0000
81384	SELF EMPLOYED OR DOMESTIC		70	0	3		0.0000
81387	SELF EMPLOYED OR DOMESTIC		70	0	3		0.0000
48087	ROCK HAUS INN	410 15TH ST	70	0	4 M	M	0.9611
60104	VILLAGE HOTEL	944 CAMINO DEL MAR	70	0	4 M	M	0.9611
16090	DEL MAR HOTEL ON THE BEACH	1702 COAST BLVD	70	0	8 N	N	0.9611
16084	DEL MAR INN-BEST WESTERN	720 CAMINO DEL MAR	70	0	17 O	O	0.9611
55771	SURF & TURF TRAVEL TRAILER PK	15555 TURF RD	70	0	17 O	O	0.9611
55045	STRATFORD INN	710 CAMINO DEL MAR	70	0	37 P	P	0.9611
63842	SELF EMPLOYED OR DOMESTIC		72	0	2		0.0000
80386	SELF EMPLOYED OR DOMESTIC		72	0	2		0.0000

			STC	EMP	ADJEMP	SIZE	ADJUST	ADJACT
80392	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80466	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80479	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80508	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80519	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80674	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80731	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80769	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80796	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80823	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80866	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80875	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80881	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80882	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80906	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80928	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80979	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80987	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
80988	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
81198	SELF EMPLOYED OR DOMESTIC		72	0	2			0.0000
26086	HEAD SET/THE	1237 CAMINO DEL MAR	72	0	1	K	K	0.6824
36732	MELONE HAIR DESIGN/D	228 12TH ST	72	0	1	K	K	0.6824
45129	PREMIERE CLEANERS	1130 CAMINO DEL MAR	72	0	1	K	K	0.6824
51598	SERVPRO OF DEL MAR		72	0	2	M	K	0.6824
3793	ARTISTIC HAIR ETC	1230 CAMINO DEL MAR	72	0	3	M	M	0.6824
9628	CANTERBURY DEL MAR HAIR SALON	1011 CAMINO DEL MAR	72	0	5	N	M	0.6824
10105	CAROL'S HAIR NURSERY	1342 CAMINO DEL MAR	72	0	3	M	M	0.6824
11042	CHANGES	910 CAMINO DEL MAR	72	0	3	M	M	0.6824
12580	COAST HAIR DESIGN	1224 CAMINO DEL MAR	72	0	3	M	M	0.6824
12873	COLE SKIN CARE/CAROL	1329 STRATFORD CT	72	0	3	M	M	0.6824
15345	DAISY CLEANERS	1049 CAMINO DEL MAR	72	0	3	M	M	0.6824
22054	FRANCIS PHOTOGRAPHY/TONY	2148 JIMMY DURANTE BLVD	72	0	3	M	M	0.6824
22985	GEBERIN/VICTOR	2010 JIMMY DURANTE BLVD	72	0	3	M	M	0.6824
23279	GERRARD OOSE FINE HAIR CARE	1415 STRATFORD CT	72	0	3	M	M	0.6824
30160	JOLI MADAME	1049 CAMINO DEL MAR	72	0	3	M	M	0.6824
44524	POELMAN/CHERYL	1224 CAMINO DEL MAR	72	0	3	M	M	0.6824
49024	SAHAIR-AH	2010 JIMMY DURANTE BLVD	72	0	3	M	M	0.6824
51832	BEVILLE CLEANERS	207 19TH ST	72	0	3	M	M	0.6824
57430	TOMMIE'S	1049 CAMINO DEL MAR	72	0	3	M	M	0.6824
58133	TRIMBLE HAIR SALON/LLOYD	2120 JIMMY DURANTE BLVD	72	0	3	M	M	0.6824
62014	WILD MANE/THE	950 VIA DE LA VALLE	72	0	3	M	M	0.6824
35174	MANE TAMERS	1451 STRATFORD CT	72	0	12	0	0	0.6824
63828	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63830	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63831	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63832	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63835	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63836	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63838	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63839	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63843	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63844	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63846	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63848	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63849	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
63851	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
80376	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000
80383	SELF EMPLOYED OR DOMESTIC		73	0	2			0.0000

80381	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80387	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80478	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80483	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80485	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80488	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80491	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80510	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80512	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80514	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80517	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80520	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80529	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80542	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80543	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80571	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80572	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80575	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80747	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80761	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80782	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80808	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80810	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80818	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80819	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80829	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80835	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80863	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80864	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80869	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80876	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80902	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80903	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80927	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80930	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80960	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80977	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80980	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
80985	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81190	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81191	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81199	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81205	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81207	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81314	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81340	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81341	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81342	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81343	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81346	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81349	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81372	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
81405	SELF EMPLOYED OR DOMESTIC	73	0	2		0.0000
6509	BIRNS DESIGN/LAURA	2010 JIMMY DURANTE BLVD	73	0	2 K K	1.1007
7353	BOWERS CONSULTANTS/BARBARA	1321 STRATFORD CT	73	0	2 K K	1.1007
21686	FORAL LEGAL PROCEDURES/DE ANNA	1330 CAMINO DEL MAR	73	0	2 K K	1.1007
23373	GIBSON DESIGNS/CINDY	1049 CAMINO DEL MAR	73	0	2 K K	1.1007
29936	B TAILORS/THE	2120 JIMMY DURANTE BLVD	73	0	2 K K	1.1007

ADVERTISER	ADDRESS	CITY	ZIP	ADVERT SIZE	ADJUST	ADJ FACT
41351	OMNIMATION	1049 CAMINO DEL MAR	73	0	2 K	K 1.1007
45621	PROMOTIONAL WRITING CONCEPTS	1011 CAMINO DEL MAR	73	0	2 K	K 1.1007
47330	REMAX REALTORS	1309 CAMINO DEL MAR	73	0	2 K	K 1.1007
61758	WHALEN PHOTOGRAPHY/STEPHEN	2120 JIMMY DURANTE BLVD	73	0	2 K	K 1.1007
1724	ALFREY & ASSOCIATES	853 CAMINO DEL MAR	73	0	4 M	M 1.1007
3398	APPLIED ECONOMETRICS	1330 CAMINO DEL MAR	73	0	4 M	M 1.1007
7221	BOROESE GROUP/THE		73	0	5 M	M 1.1007
7926	BROWN ELDERS COMPANY	4450 SOUTH LN	73	0	5 M	M 1.1007
8188	BUO-OFF INC	2825 CAMINO DEL MAR	73	0	4 M	M 1.1007
8414	BURTON ADVERTISING	2010 JIMMY DURANTE BLVD	73	0	4 M	M 1.1007
11013	CHAMP DESIGN ASSOCIATES/JOHN	1049 CAMINO DEL MAR	73	0	4 M	M 1.1007
12412	CLONE DUPLICATION CENTERS	1202 CAMINO DEL MAR	73	0	4 M	M 1.1007
13050	COLORAND CORPORATION	2002 JIMMY DURANTE BLVD	73	0	4 M	M 1.1007
13349	COMPUTER IMAGE CONCEPTS	411 7TH ST	73	0	4 M	M 1.1007
14621	CREATIVE INTERIORS LTD	2010 JIMMY DURANTE BLVD	73	0	4 M	M 1.1007
16053	DEL MAR BLUEPRINT COMPANY	2201 SAN DIEGUITO DR	73	0	4 M	M 1.1007
16056	DEL MAR CAMERA	1011 CAMINO DEL MAR	73	0	4 M	M 1.1007
16063	DEL MAR COPY CENTER	1327 MAIDEN LN	73	0	4 M	M 1.1007
16449	DESIGN WEST	1401 CAMINO DEL MAR	73	0	4 M	M 1.1007
18643	ELB ASSOCIATES		73	0	5 M	M 1.1007
19148	ENVIRONMENT CONTROL OF DEL MAR		73	0	5 M	M 1.1007
20528	FARWEST SANITARY		73	0	5 M	M 1.1007
21241	FISHER'S COMMERCIAL MAINT INC	1130 CAMINO DEL MAR	73	0	4 M	M 1.1007
24114	GOSS KELLER MARTINEZ	853 CAMINO DEL MAR	73	0	4 M	M 1.1007
28535	INTEGRATED FINANCIAL MARKETING	2010 JIMMY DURANTE BLVD	73	0	4 M	M 1.1007
28674	INTERNATIONAL EQUINE ACCT COLL	1228 CAMINO DEL MAR	73	0	4 M	M 1.1007
28780	INTERSPEC	1307 STRATFORD CT	73	0	4 M	M 1.1007
30536	KAESTNER PHOTOGRAPHY STUDIO	2120 JIMMY DURANTE BLVD	73	0	4 M	M 1.1007
31116	KEUKENS CONSULTING/LEO L		73	0	5 M	M 1.1007
35142	KANATECH		73	0	5 M	M 1.1007
39978	NEWTON & ASSOC/CHARLES THOMAS		73	0	5 M	M 1.1007
40711	O'BRIEN COMMUNICATIONS	1011 CAMINO DEL MAR	73	0	4 M	M 1.1007
41962	PACIFIC COAST POOL SERVICE		73	0	5 M	M 1.1007
42742	PARADISE BY THE SEA MSC STUDIO	240 10TH ST	73	0	4 M	M 1.1007
43008	PATENTS PROD MKTG DVLPHNT INC	320 BELLAIRE ST	73	0	4 M	M 1.1007
51943	SHAPIRO JD/LEE	128 7TH ST	73	0	4 M	M 1.1007
53013	SMITH-PASCHAL INTERNATIONAL/CA	1237 CAMINO DEL MAR	73	0	4 M	M 1.1007
54116	SPOTMAKER STUDIO	327 12TH ST	73	0	4 M	M 1.1007
54303	STAFF COMPUTER TECH CORP		73	0	5 M	M 1.1007
55904	SWEET/HAROLD		73	0	5 M	M 1.1007
56297	TAPE ALL COMPANY	641 SERPENTINE DR	73	0	4 M	M 1.1007
58078	TRI-CONTINENT SCIENTIFIC	1011 CAMINO DEL MAR	73	0	4 M	M 1.1007
59698	VERSATILE INSTRUMENTS COMPANY		73	0	5 M	M 1.1007
60953	WATERBIDE PRODUCTIONS INC	832 CAMINO DEL MAR	73	0	4 M	M 1.1007
61699	WESTON & HUIR		73	0	5 M	M 1.1007
62697	WORDS INTO TYPE	1011 CAMINO DEL MAR	73	0	4 M	M 1.1007
63304	ZEPHYR PICTURE AGENCY	2120 JIMMY DURANTE BLVD	73	0	4 M	M 1.1007
2976	ANDERSON & ASSOCIATES/BARBARA	1431 STRATFORD CT	73	0	9 N	N 1.1007
7595	BREIDENTHAL DESIGN INC	2010 JIMMY DURANTE BLVD	73	0	9 N	N 1.1007
13824	COOPERATIVE/THE	2002 JIMMY DURANTE BLVD	73	0	9 N	N 1.1007
14768	CROUCH & ASSOCIATES	853 CAMINO DEL MAR	73	0	9 N	N 1.1007
16428	DESIGN GROUP WEST	853 CAMINO DEL MAR	73	0	9 N	N 1.1007
18341	EKB & ASSOCIATES	475 CULEBRA ST	73	0	9 N	N 1.1007
26268	HELIUM HI'S	1231 CAMINO DEL MAR	73	0	9 N	N 1.1007
26707	HILL'S LANDSCAPES UNLIMITED	1309 CAMINO DEL MAR	73	0	9 N	N 1.1007
34994	MAIL-SYSTEMS WEST	1237 CAMINO DEL MAR	73	0	9 N	N 1.1007
36487	MCQUISTON & PARTNERS	853 CAMINO DEL MAR	73	0	9 N	N 1.1007
19051	ENERGY COMPRESSION RESEARCH	910 CAMINO DEL MAR	73	0	20 D	D 1.1007

1948	EBSCOR	512 VIA DE LA VALLE	73	0	20	0	0	1.1007
45485	PROFESSIONAL HEALTH TECH INC	919 CAMINO DEL MAR	73	0	20	0	0	1.1007
47345	REMOTE CONTROL	514 VIA DE LA VALLE	73	0	20	0	0	1.1007
53863	SPARTA INC	1104 CAMINO DEL MAR	73	0	20	0	0	1.1007
59820	VIDEO ANSWERING SERVICE	1130 CAMINO DEL MAR	73	0	20	0	0	1.1007
62713	WORLD COMMUNICATIONS INC		73	0	84	0	0	1.1007
80528	SELF EMPLOYED OR DOMESTIC		75	0	2			0.0000
80532	SELF EMPLOYED OR DOMESTIC		75	0	2			0.0000
81687	SELF EMPLOYED OR DOMESTIC		75	0	2			0.0000
5682	BECHTEL TOWING	2201 SAN DIEQUITO DR	75	0	3	M	M	0.7980
16052	DEL MAR AUTOMOTIVE SERVICE	2201 SAN DIEQUITO DR	75	0	3	M	M	0.7980
16077	DEL MAR GERMAN CAR SERVICE INC	195 CARMEL VALLEY RD	75	0	6	N	N	0.7980
80480	SELF EMPLOYED OR DOMESTIC		76	0	2			0.0000
41993	PACIFIC CYCLE SERVICE	2120 JIMMY DURANTE BLVD	76	0	3	M	M	0.7980
80482	SELF EMPLOYED OR DOMESTIC		78	0	6			0.0000
80910	SELF EMPLOYED OR DOMESTIC		78	0	6			0.0000
2887	AMMEN PRODUCTIONS	2120 JIMMY DURANTE BLVD	78	0	5	M	M	1.3618
22390	FRONTLINE VIDEO INC	243 12TH ST	78	0	5	M	M	1.3618
80391	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80393	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80411	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80423	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80472	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80504	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80509	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80524	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80612	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80795	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80809	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
80880	SELF EMPLOYED OR DOMESTIC		79	0	2			0.0000
3435	AQUARIUS ADVENTURES	1552 CAMINO DEL MAR	79	0	3	M	M	0.8580
16111	DEL MAR WORKOUT	2010 JIMMY DURANTE BLVD	79	0	3	M	M	0.8580
30610	KARATE-DO CENTRE	2120 JIMMY DURANTE BLVD	79	0	3	M	M	0.8580
41789	P SYSTEMS	1330 CAMINO DEL MAR	79	0	3	M	M	0.8580
62363	WINNERS TENNIS CLUB/THE	850 VIA DE LA VALLE	79	0	3	M	M	0.8580
223	A SKYDIVER BALLOON COMPANY	1221 CAMINO DEL MAR	79	0	7	N	N	0.8580
28257	INCLYNE SPORTS	2010 JIMMY DURANTE BLVD	79	0	7	N	N	0.8580
55769	SURF & TURF RECREATION CENTER	18955 TURF RD	79	0	7	N	N	0.8580
148	A BEAUTIFUL MORNING BALLOON CO	1342 CAMINO DEL MAR	79	0	15	0	0	0.8580
60181	VINCENT MCKEE SPORTS INC	2010 JIMMY DURANTE BLVD	79	0	15	0	0	0.8580
62361	WINNERS CIRCLE BCH & TNNB RBRT	550 VIA DE LA VALLE	79	0	15	0	0	0.8580
53572	SOUTHERN CALIFORNIA EXPOSITION	2250 JIMMY DURANTE BLVD	79	0	64	0	0	0.8580
80379	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80475	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80521	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80537	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80566	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80568	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80573	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80755	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80756	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80757	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80770	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80784	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80785	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80786	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80787	SELF EMPLOYED OR DOMESTIC		80	0	1			0.0000
80788	LF EMPLOYED OR DOMESTIC		80	0	1			0.0000

EMP	ADJEMP	SIZE	ADJUST	ADJACT	
80789	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80792	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80793	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80794	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80798	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80799	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80800	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80802	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80803	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80804	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80805	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80806	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80828	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80907	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80932	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
80935	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81197	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81204	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81327	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81328	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81329	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81338	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81339	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81355	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81356	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
81358	SELF EMPLOYED OR DOMESTIC	80	0	1	0.0000
13982	CORNBLEET PHD/M DAVID	80	0	1	0.0000
18066	EATON PHD/MAC	80	0	2 K	K 0.7688
27914	HYMAN PHD/DOUGLAS B	80	0	2 K	K 0.7688
39650	NEBORSKY MD INC/ROBERT J	80	0	2 K	K 0.7688
50814	SCHROETER MFCC/VINCENTIA	80	0	2 K	K 0.7688
51166	BEAMON DC/ROBERT	80	0	2 K	K 0.7688
1691	ALEXANDER DDS/RANDOLPH	80	0	3 M	M 0.7688
3054	ANDREWS PHD/JOHN D W	80	0	3 M	M 0.7688
9734	BEDWETTING CONTROL CENTER	80	0	3 M	M 0.7688
7939	BROWN MD INC/CRAIG A	80	0	3 M	M 0.7688
7997	BRUNFIELD MD/DANIEL T	80	0	3 M	M 0.7688
9188	CALIFORNIA GROUP FOR PSYCHOLOG	80	0	3 M	M 0.7688
9555	CAMPBELL MD/DIANE	80	0	3 M	M 0.7688
16059	DEL MAR CHIROPRACTIC CENTER	80	0	3 M	M 0.7688
16096	DEL MAR PHYSICAL THERAPY	80	0	3 M	M 0.7688
17616	DUDLEY PHD/GUILFORD	80	0	3 M	M 0.7688
18845	ELMAN PHD/JUDITH	80	0	3 M	M 0.7688
23456	GIMBY DDS/PAUL D	80	0	3 M	M 0.7688
24199	GRAHAM DD/GREGORY	80	0	3 M	M 0.7688
24865	GRUDER PHD/DAVID	80	0	3 M	M 0.7688
25989	HAWKINS DDS/MARYROSE	80	0	3 M	M 0.7688
26754	HILLIS PHD/RAYMOND E	80	0	3 M	M 0.7688
32656	LAMAR MD/BONNIE J	80	0	3 M	M 0.7688
33405	LENNOX CHIROPRACTIC INC/NICOLA	80	0	3 M	M 0.7688
33760	LIM MD/KIAT B	80	0	3 M	M 0.7688
34504	LUDWIG PHD/STUART	80	0	3 M	M 0.7688
36490	MCREYNOLDS DDS/DAVID	80	0	3 M	M 0.7688
36740	MELTZER MD/BARNET O	80	0	3 M	M 0.7688
39011	MURRAY DDS/J GEOFFREY	80	0	3 M	M 0.7688
42068	PACIFIC HEALING ARTS CENTER	80	0	3 M	M 0.7688
43572	PERFECTION PLUS DENTAL CERAMIC	80	0	3 M	M 0.7688
46352	RALPH PHD/DAVID	80	0	3 M	M 0.7688
	1355 STRATFORD CT	80	0	2 K	K 0.7688
	1355 STRATFORD CT	80	0	2 K	K 0.7688
	1355 STRATFORD CT	80	0	2 K	K 0.7688
	317 14TH ST	80	0	2 K	K 0.7688
	1407 STRATFORD CT	80	0	2 K	K 0.7688
	2010 JIMMY DURANTE BLVD	80	0	2 K	K 0.7688
	318 9TH ST	80	0	3 M	M 0.7688
	1343 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1953 COAST BLVD	80	0	3 M	M 0.7688
	1507 CREST RD	80	0	3 M	M 0.7688
	1349 CAMINO DEL MAR	80	0	3 M	M 0.7688
	512 VIA DE LA VALLE	80	0	3 M	M 0.7688
	1011 CAMINO DEL MAR	80	0	3 M	M 0.7688
	2002 JIMMY DURANTE BLVD	80	0	3 M	M 0.7688
	317 14TH ST	80	0	3 M	M 0.7688
	1335 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1355 STRATFORD CT	80	0	3 M	M 0.7688
	811 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1349 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1130 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1349 CAMINO DEL MAR	80	0	3 M	M 0.7688
	226 12TH ST	80	0	3 M	M 0.7688
	1341 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1125 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1349 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1323 STRATFORD CT	80	0	3 M	M 0.7688
	318 9TH ST	80	0	3 M	M 0.7688
	1011 CAMINO DEL MAR	80	0	3 M	M 0.7688
	1333 CAMINO DEL MAR	80	0	3 M	M 0.7688
	318 9TH ST	80	0	3 M	M 0.7688
	2120 JIMMY DURANTE BLVD	80	0	3 M	M 0.7688
	240 9TH ST	80	0	3 M	M 0.7688

48427	ROSENFIELD DDS/ROBERT	807 CAMINO DEL MAR	80	0	3	M	M	0.7688
50772	SCHMITT MD INC/ROGER H	1349 CAMINO DEL MAR	80	0	3	M	M	0.7688
52191	SHIPMAN MD/W MARK	1341 CAMINO DEL MAR	80	0	3	M	M	0.7688
59605	VECCHIO MD/DANIELE	1349 CAMINO DEL MAR	80	0	3	M	M	0.7688
62866	X-RAY MEDICAL CLINIC OF N CNTY	317 14TH ST	80	0	3	M	M	0.7688
16097	DEL MAR PSYCHIATRIC CLINIC	240 9TH ST	80	0	6	N	N	0.7688
38164	HOFFSON DMD/ALLEN M	817 CAMINO DEL MAR	80	0	6	N	N	0.7688
49200	SAHKO PHD/MICHAEL	1355 STRATFORD CT	80	0	6	N	N	0.7688
16088	DEL MAR MEDICAL CLINIC	1335 CAMINO DEL MAR	80	0	14	O	O	0.7688
80516	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
80764	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
80765	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
80811	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
80812	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
80938	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
80939	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
81189	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
81196	SELF EMPLOYED OR DOMESTIC		81	0	1			0.0000
523	ABBOTT ATTORNEY/DANIEL L	1401 CAMINO DEL MAR	81	0	2	M	K	0.5800
5613	BEAR & ASSOCIATES INC SERVICES	1401 CAMINO DEL MAR	81	0	2	M	K	0.5800
20839	FIDUCIARY PROPERTY SERVICES	1125 CAMINO DEL MAR	81	0	2	M	K	0.5800
22073	FRANK & AYERS ATTORNEYS	1125 CAMINO DEL MAR	81	0	2	M	K	0.5800
22719	GAHER ATTORNEY/PETER P	1011 CAMINO DEL MAR	81	0	2	M	K	0.5800
23403	GIGLER ATTORNEY/JAMES R	1011 CAMINO DEL MAR	81	0	1	K	K	0.5800
25983	HAWKINS ATTORNEY/JENNY W	1330 CAMINO DEL MAR	81	0	1	K	K	0.5800
31920	KNOXA ATTORNEY/ALEXANDRA M	2010 JIMMY DURANTE BLVD	81	0	2	M	K	0.5800
52911	SMITH ATTORNEY/TRICIA A	1330 CAMINO DEL MAR	81	0	2	M	K	0.5800
80538	SELF EMPLOYED OR DOMESTIC		82	0	2			0.0000
80933	SELF EMPLOYED OR DOMESTIC		82	0	2			0.0000
80967	SELF EMPLOYED OR DOMESTIC		82	0	2			0.0000
10229	CARROLL & CO/CHERYL	1130 CAMINO DEL MAR	82	0	4	M	M	0.9205
16054	DEL MAR BRANCH LIBRARY	235 11TH ST	82	0	4	M	M	0.9205
59032	UNIVERSITY HUMANISTIC STUDIES	2002 JIMMY DURANTE BLVD	82	0	7	N	N	0.9205
51202	BEARS MA/KARYL B	2002 JIMMY DURANTE BLVD	83	0	2	K	K	1.1948
53109	SNYKER SOCIAL WORKER/ELIZABETH	317 14TH ST	83	0	2	K	K	1.1948
16800	DIMANNO LCSW/PETER	240 9TH ST	83	0	5	M	M	1.1948
35145	MANDALA		83	0	4	M	M	1.1948
41990	PACIFIC CREATIVITY CENTER	215 9TH ST	83	0	5	M	M	1.1948
48733	RUELHART LCSW/MARILYN	1339 CAMINO DEL MAR	83	0	5	M	M	1.1948
58126	TRIERE CENTER-RELATIONSHIP EDUC	1101 CAMINO DEL MAR	83	0	5	M	M	1.1948
25555	HANNA FENICHEL CENTER FOR CHIL	1726 COAST BLVD	83	0	10	N	N	1.1948
3286	ANXIETY & DEPRESSION TREATMENT CLNC	240 9TH ST	83	0	22	O	O	1.1948
63817	SELF EMPLOYED OR DOMESTIC		84	0	2			0.0000
51053	SD CNTY RAILROAD MODEL MUSEUM	DEL MAR FAIRGROUND	84	0	3	M	M	0.9205
16058	DEL MAR CHAMBER OF COMMERCE	1448 CAMINO DEL MAR	86	0	5	M	M	1.1948
28277	INDEPENDENT ORDER OF FORESTERS	100 BORDER AVE	86	0	45	P	P	1.1948
63847	SELF EMPLOYED OR DOMESTIC		89	0	8			0.0000
63850	SELF EMPLOYED OR DOMESTIC		89	0	8			0.0000
80474	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80507	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80536	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80540	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80659	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80758	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80771	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80820	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80824	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000
80830	SELF EMPLOYED OR DOMESTIC		89	0	7			0.0000

80836	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
80862	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
80936	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
80954	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
80981	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
80982	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
80984	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
81200	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
81316	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
81337	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
81685	SELF EMPLOYED OR DOMESTIC		89	0	7		0.0000
23437	OILLIES ARCHITECT/JOHN K	1407 STRATFORD CT	89	0	7		0.0000
33758	LIM AIA ARCHITECT/WALTER O	HIGHWAY 101	89	0	2 K	K	0.7912
45814	PURDY AIA/KENNETH A	2120 JIMMY DURANTE BLVD	89	0	2 K	K	0.7912
1140	ADVANCED ACCOUNTING SERVICES	1302 CAMINO DEL MAR	89	0	3 M	M	0.7912
1888	ALLEN ARCHITECT INC/GARY	750 HOSKA DR	89	0	3 M	M	0.7912
3532	ARCHITURA	1309 CAMINO DEL MAR	89	0	3 M	M	0.7912
3919	ASSET MANAGEMENT CONSULTING	1011 CAMINO DEL MAR	89	0	3 M	M	0.7912
5294	BARTANYI AIA & ASSOCIATES/ENDR	1319 STRATFORD CT	89	0	3 M	M	0.7912
5416	BATTER MAY ASSOCIATES INC	110 15TH ST	89	0	3 M	M	0.7912
7812	BROIDA DEVELOPMENT CORPORATION	430 TORREY POINT RD	89	0	3 M	M	0.7912
25736	HARMS CPA/JACK F	1110 CAMINO DEL MAR	89	0	3 M	M	0.7912
27629	HBU ARCHITECT/CHIVAY	1049 CAMINO DEL MAR	89	0	3 M	M	0.7912
29440	JASON ASSOCIATES CORPORATION	2002 JIMMY DURANTE BLVD	89	0	3 M	M	0.7912
33404	LENNON ASSOCIATES AIA	1307 STRATFORD CT	89	0	3 M	M	0.7912
39237	MALEVANKO & ASSOCIATES/JOHN	1049 CAMINO DEL MAR	89	0	3 M	M	0.7912
47280	REINHOLZ & ASSOCIATES	1125 CAMINO DEL MAR	89	0	3 M	M	0.7912
54459	STARK ARCHITECTS/RICHARD L	317 14TH ST	89	0	3 M	M	0.7912
60749	WALSH & ASSOCIATES		89	0	4 M	M	0.7912
61088	WEDDIO ACCOUNTING/ROLF F	1049 CAMINO DEL MAR	89	0	3 M	M	0.7912
62847	WYCKOFF & ASSOCIATES	2010 JIMMY DURANTE BLVD	89	0	3 M	M	0.7912
62996	YEAKEL AIA & ASSOCIATES/LARRY	1237 CAMINO DEL MAR	89	0	3 M	M	0.7912
6987	BOKAL KELLEY-MARKHAM ARCHITECT	244 9TH ST	89	0	6 N	N	0.7912
44978	POWER MATH ASSOCIATES INC	2002 JIMMY DURANTE BLVD	89	0	6 N	N	0.7912
38621	U.S. POST OFFICE	200 15 TH ST	91	200	208	R	1.0383
16070	DEL MAR FAIRGROUNDS	2100 JIMMY DURANTE BLVD	92	1000	1194 T	T	1.1948
12022	CITY OF DEL MAR-ADMINISTRATION	1050 CAMINO DEL MAR	93	18	31 O	P	1.7004
2884	AMITY INSTITUTE INC	238 TORREY PINES TERRACE	94	9	10 N	N	1.0642
16109	DEL MAR UNION ELEM SCH DIST	225 9TH ST	94	217	231 R	R	1.0642

1988 EMPLOYMENT INVENTORY TECHNICAL DOCUMENTATION

OCTOBER 1989



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ABSTRACT

TITLE: 1988 Employment Inventory
Technical Documentation

AUTHOR: San Diego Association of Governments

SUBJECT: Site level employment file for the
San Diego region.

DATE: October, 1989

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ABSTRACT: The 1988 Employment Inventory consists of
a computer file of employment sites for wage
and salary workers, self-employed and domestic
workers, and military personnel in the San
Diego region. This report explains how the
Inventory was created, what information is
contained and how it may be accessed.

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1988 EMPLOYMENT ESTIMATES TECHNICAL DOCUMENTATION

Introduction

The 1988 Employment Inventory is the latest in a series of employment estimates prepared by the San Diego Association of Governments. The first complete inventory was done in 1972, the last in 1985. This inventory consists of three components: civilian wage and salary employment; self-employed and domestic workers; and military employment. The data represent average annual employment for calendar year 1988 and the data file consists of approximately 118,000 records. The procedures, data sources and programs used to prepare these estimates are documented in this report. Appendix A contains the format specifications and record counts for the 1988 employment file.

Wage and Salary Employment

The main input to the 1988 employment estimates was a computer file purchased from Contacts Influential (CI). This file consisted of 63,572 records representing all wage and salary employers in San Diego County as of December 31, 1988. The record layout and documentation of the CI file is contained in Appendix B.

Before any processing was done, the CI file was checked for accuracy and completeness. First, the file was checked for duplicate records. Sites with the same firm name, address, and Standard Industrial Classification (SIC) code were considered duplicates and deleted outright. Those with the same name and address but with a different SIC code were reviewed using the SIC manual as a guide. SIC codes that more closely described the business name, and size classification codes that more appropriately fit the type of employment were selected to be kept in the file. Nine hundred and sixty-two duplicate records were deleted from the CI file.

The next edit involved the replacement of some CI records with SANDAG's Regional Activity Centers records. The Activity Centers file is updated annually and includes employee counts for major employers, hospitals, colleges and universities, tourist attractions, recreational facilities and government centers throughout the county. Since the CI file provided only an employee size range code, (see Appendix B), it was decided to use the Activity Centers data as part of the inventory. One hundred and thirty-three CI records were deleted and replaced with the equivalent Activity Centers record.

The file was then checked for omissions. Several sources were used to check for this and to provide information:

- Telephone directories
- SANDAG's 1985 Employment Inventory
- CALTRANS' Commuter Computer file
- Chamber of Commerce Business Directory
- SANDAG's Regional Activity Centers file

It was found that many federal, state and local government sites were missing. The most notable of these were public schools, post office sites and civilian employment on military bases. Four hundred and ninety-six school records, 50 post office records and 162 miscellaneous site records were added to the CI file to complete the initial edits. Sites added or replaced were given a code 'A' to distinguish them from original CI records.

Civilian employment on military bases was obtained from the Department of the Navy. These records were manually geocoded and added to the file along with uniformed military records (see Military section).

Finally, it was discovered that certain SIC codes used in the CI file were different from those used by the State Employment Development Department (EDD) and previous SANDAG files. These codes had to be reassigned to match these sources. The changes are documented in Appendix D.

After all deletions, additions and replacements were made, the file was address-matched. This section contains a brief description of the matching routine and an explanation of how geography was assigned to each site.

The ARC/INFO ADDRESSMATCH program was used as a first step in geocoding wage and salary employment. It assigns an X-Y coordinate to each successfully matched record. The CI file was matched against SANDAG'S DIME file with an initial match rate of 84.0 percent (10,195 rejects). After a series of edits on address and zip code, a final match rate of 95.8% was achieved. Of the 2,660 records that did not match, 892 were outside the DIME file area, 1,222 had no addresses and 546 could not be matched for other reasons.

The 60,684 matched records were overlaid to the regional Master Geographic Reference Area (MGRA) file and received the following geographies: MGRA, TAZ, census tract, city, sphere of influence, county community planning area, ZUM, and gridcell. Sites outside the DIME file and cordon area were assigned census tract, city code and zip code, if one was not given. The remaining 1,768 unmatched sites within the cordon area were assigned to the MGRA within their zip code which contained the most occurrences of the same SIC code. The rest of the geographies

were then assigned to these records using an MGRA reference table. These sites, as well as those outside the DIME area, do not have X-Y coordinates. The Subregional Area and Major Statistical Area were appended to all records based on the census tract.

Note: the ADDRESSMATCH program will sometimes match a record to the wrong city. For example, "1200 Third Ave, San Diego" was matched to 1200 Third Ave., Chula Vista. To catch these errors in the future, the zip code coming out of the matching process should be compared to the zip code on the original record.

Factoring and Controlling. The wage and salary file obtained from Contacts Influential did not contain precise employment counts. Instead, a size range was indicated for each employer. (See Appendix B.) However, all records which were added or replaced from SANDAG's Activity Centers file contained a confirmed employment number. For the rest, the midpoint of the size range was used as a starting point for the controlling.

The factoring and controlling process uses two programs. FACT.EMPFILE first reads through the wage and salary file and aggregates the employment counts (confirmed numbers or midpoints) by two-digit SIC code. It then aggregates those totals to 64 SIC groups to compare to the SIC group control totals provided by the State Employment Development Department (EDD)¹. These control totals represent average annual employment for 1988. The group totals are then divided by the control totals to produce the adjustment factor for that SIC group. The file is rewound, and as each record is read for the second time, the proper adjustment factor is applied. Output is a temporary file, identical to the original, with the adjusted (controlled) employment count, the adjusted size code and adjustment factor appended.

Due to rounding, many of the adjusted SIC group totals in the temporary file will not match the control totals exactly. The program FACT.EMP.PART2 distributes these differences among the records within each affected SIC group. The program reads each record of the temporary file, and adds or subtracts one employee, (depending if the difference from the SIC group control total was positive or negative), and writes the record to the final output file. Once the difference has been "made up", and the SIC group control total is matched, records of that group are simply read and written as is. Employment sites with just one or two employees are not adjusted in this program.

¹The employment totals received from EDD combine some SIC's into groups. Appendix D indicates which SIC's are in each group. The groups are numbered arbitrarily.

One SIC group, group 54 (SIC 81), was returned from FACT.EMP.PART2 still employees short of the control total. This was because many of the 2,245 records in this group had employment counts of one or two, meaning they were not adjusted by the program. These 188 employees were hand-distributed, three each, among the largest 63 firms in the group.

Appendix D details the output results of the first program, FACT.EMPFILE. For each SIC group, it shows:

- the group number,
- the SIC(s) contained in the group,
- the original employment count (the sum of the confirmed counts, if any, and the midpoints),
- the EDD control total for the group,
- the adjustment factor,
- the adjusted employment count (original employment times the adjustment factor, then rounded),
- the difference between the adjusted employment and the control,
- the number of records in that SIC group.

Note: EDD reports some agricultural service industries, such as veterinarians, animal services and lawn care firms, separately from other types of agriculture. In order to match EDD's control totals, both controlling programs read the SIC as 4-digit codes, and then handle records with these codes as a separate group (group 70): 0741, 0742, 0751, 0752, 0781, 0782, 0783.

Self-Employed and Domestic Workers (SEDW)

The State Employment Development Department estimates the 1988 average annual total for SEDW in the San Diego region to be 107,830. However, this employment is not categorized by SIC code or geographic location. Two assumptions were used to distribute these workers:

- 1) The distribution among SIC's for the region is the same in 1988 as it was in the 1980 Census. The Public Use Micro Data Sample (PUMS) was used to calculate the proportion of SEDW in each SIC. Appendix E details the proportions and resulting number of workers for each SIC.
- 2) The geographic distribution of SEDW was assumed to follow the same pattern as wage and salary employment.

The program MAKE.SEDW first reads a file similar to the table shown in Appendix E. For each SIC code, the number of SEDW is divided by the number of firms to produce an SEDW employment count by SIC by site. The program then reads through the wage and salary file. For each record with an SIC code that has SEDW employment, an output record is generated with the above employment count and all the geography of the wage and salary record. The address is left blank, the name field is output as "SELF-EMPLOYED OR DOMESTIC" and a flag value of 1 is placed in the first field (column 4) to distinguish it from the wage and salary records. In SIC's where there are more firms than SEDW, records were generated with employment counts of 1 until all SEDW in that SIC were accounted for. There are a total of 54,896 SEDW records in the final file.

Note: The SEDW records do not represent firms, and should not be included in any tabulations depicting the number of establishments.

Military

The uniformed military population in San Diego County on July 1, 1988, was estimated by the State Department of Finance (DOF) to be 130,614. Because no average annual or end of year total for uniformed military population was available, three subgroups as of January 1, 1989 were controlled to the July estimate:

- 1) On-base military (SIC 97). The January 1, DOF estimate of on-base housing units was 5,284. It was assumed that there was one military employee per unit, and that they work on the base on which they live.
- 2) Group Quarters and Shipboard (SIC 98). The January 1, 1989 DOF estimate of 73,996 was used, again assuming they work where they are housed or berthed.
- 3) Off-base military (SIC 99). This total of 51,334 was derived by subtracting on-base, group quarters and shipboard personnel from the July 1 DOF control total.

All records were manually geocoded to 14 sites. For each installation, the January 1, 1989 DOF data were used for on-base, group quarters and shipboard. A preliminary number for off-base was calculated by subtracting the sum of on-base, group quarters and shipboard from an estimate of military personnel by installation provided by the Navy's Engineering Field Activities, Southwest office. The final totals for off-base were derived by summing the preliminary data, dividing the sum by the regional total of 51,334, and then applying that adjustment

factor to each installation. (Civilian employment by installation was also provided by the Navy. These employees were assigned to SIC code 90). The Inventory contains a total of 35 military records. Table 1 shows the military employment distribution.

Table 1
DISTRIBUTION OF MILITARY POPULATION
BY INSTALLATION, 1988

<u>Installation</u>	Military Assigned <u>To Base(1)</u>	(SIC 97) Military Living <u>On Base(2)</u>	(SIC 98) Ships & Group <u>Qtrs(2)</u>	Military Living <u>Off Base(3)</u>	(SIC 98) Adjusted Off Base <u>Pop.(4)</u>	(SIC 90) On Base Civilian <u>Workers(1)</u>
Amphibious Base	4,831	255	1,403	3,173	2,989	1,299
North Island	18,758	64	6,566	12,128	11,423	9,102
Nav. Aux. Field (IB)	27	4	0	23	22	50
U.S. Naval Station	35,523	3	25,491	10,029	9,446	5,418
Coast Guard Station	249	0	49	200	188	50
MCRD	2,021	5	3,950	0	0	878
NTC/ASW	14,025	8	11,739	2,278	2,146	1,024
Miramar	7,951	190	1,743	6,098	5,743	1,029
Pt Loma (incl. NOSC)	7,195	24	1,537	5,634	5,306	3,455
Naval Hospital	3,118	4	1,127	1,987	1,871	773
Broadway Complex	568	0	0	568	535	2,011
Fallbrook Weapons	35	9	42	0	0	233
Camp Pendleton	37,200	4,704	20,349	12,385	11,665	4,000
Radio Tower Complex	14	14	0	0	0	0
Total	131,515	5,284	73,996	54,503	51,334	29,322

1. Source: Naval Engineering Field Activities, Southwest.
2. Source: California State Department of Finance.
3. Military assigned to base minus Ship/GQ and on base personnel.
(MCRD & Fallbrook group quarters populations exceed military assigned to base. Off base military was assumed to be zero).
4. Total DOF off base military (51,334) divided by calculated total off base military (54,503) equals factor of .9418564 applied to each installation.

Data Set Creation

This section contains information on two programs used to produce aggregated data sets of the 1988 Employment Inventory. A brief description of what each program does, a sample runstream showing input and output files, and a list of file definitions and formats is included.

Aggregate program (EMPSTATS):

EMPSTATS reads the entire 1988 Inventory and creates a data file of employee and firm counts by employment category and geographic area. Employment is grouped into the following 11 categories based on two digit SIC codes:

- 1) Agriculture, Forestry, Fishing, & Mining
- 2) Construction
- 3) Non-Durable Manufacturing
- 4) Durable Manufacturing
- 5) Transportation, Communications, & Utilities
- 6) Wholesale Trade
- 7) Retail Trade
- 8) Finance, Insurance, & Real Estate
- 9) Services
- 10) Government
- 11) Military

The data can be aggregated to any of the following 11 geographies:

- 1) Master Geographic Reference Area
- 2) Traffic Analysis Zone
- 3) Census Tract
- 4) Jurisdiction
- 5) Sphere of Influence
- 6) County Community Planning Area
- 7) Zones for Urban Modeling
- 8) Gridcell
- 9) Subregional Area
- 10) Major Statistical Area
- 11) Zip Code

EMPSTATS requires the input of a geographic reference file containing a list of the specific areas to be aggregated. For example, file REF.CT in the example below is simply a list of all the census tract numbers in San Diego county (381 records including San Diego Bay). A city reference table would contain a list of numbers (1-19) representing the city codes for each jurisdiction.

A parameter card is also required which specifies the type of geography being aggregated. It must be changed each time a different geography is selected. The abbreviations listed below should be used to designate the geographic type.

Sample Runstream:

```
COMO C_EMPSTATS
OPEN P10202>EMP88>DATA>REF.CT 7 1
OPEN P10202>EMP88>DATA>EMP88.ALL 10 1
OPEN P10202>EMP88>DATA>EMPSTATS.CT 11 2
SEG P10202>EMP88>PGM>EMPSTATS
CT
CLOSE ALL
COMO -E
```

- File Unit 7: Input. Reference table containing list of geographic areas to be aggregated (see above).
- File Unit 10: Input. 1988 Employment Inventory (See Appendix A for format).
- File Unit 11: Output. Aggregated employment and firms data file. This output can be used as input to program EMPSTATS.PO which produces a titled printout.
- Parameter: One of the following: MGRA, TAZ, CT, CITY, SPHERE, CCPA, ZUM, GRID, SRA, MSA, ZIP

Printout Program (EMPSTATS.PO):

EMPSTATS.PO reads the data set file created by the EMPSTATS program and produces a titled printout of the employment statistics. It computes a regional total as well as totals for the 11 employment categories for each geographic area. A sample of the output is shown on the next page.

Sample Runstream:

```
COMO C_EMPSTATS.PO
OPEN P10202>EMP88>DATA>EMPSTATS.CT 7 1
OPEN P10202>EMP88>DATA>EMPSTATS.CT.PO 10 2
SEG  P10202>EMP88>PGM>EMPSTATS.PO
      CENSUS TRACT TRACT
CLOSE ALL
COMO -E
```

File Unit 7: Input data file created by EMPSTATS program.
 Format= 2(12I6/6X,11I6).

File Unit 10: Output file to be printed (Spool with -FTN option).

Parameter: Label 1: Title at top of page, centered (A23).
 Label 2: Label of geography printed along left margin (A6).

AGRI- CULTURE, FORESTRY, FISHING, MINING	CONSTRUC- TION	NON- DURABLE MANUFAC- TURING	DURABLE MANUFAC- TURING	TRANS- PORTATION, COMMUNI- CATION, & UTILITIES	WHOLE- SALE TRADE	RETAIL TRADE	FINANCE, INSUR- ANCE, & REAL ESTATE	SER- VICES	GOVERN- MENT	MILI- TARY	TOTALS
45	55	0	0	6	0	231	3	137	0	0	477
40	43	0	0	6	0	195	1	93	0	0	378
5	12	0	0	0	0	36	2	44	0	0	99
1	4	0	0	1	0	26	1	15	0	0	48
10	36	22	29	44	52	562	182	624	49	0	1610
5	24	16	28	31	52	495	152	479	49	0	1331
5	12	6	1	13	0	67	30	145	0	0	279
1	4	3	2	4	4	58	18	91	1	0	186
120	33	93	16	42	37	937	225	1771	82	0	3356
95	27	78	11	39	37	804	188	1383	82	0	2744
25	6	15	5	3	0	133	37	388	0	0	612
5	2	11	2	8	7	103	27	234	1	0	400
10	0	6	0	32	23	374	89	5786	764	0	7084
5	0	4	0	19	22	313	72	5502	764	0	6701
5	0	2	0	13	1	61	17	284	0	0	383
1	0	2	0	3	3	42	13	233	1	0	298
0	87	11	14	5	4	56	102	231	0	0	510
0	74	9	7	2	3	43	95	168	0	0	401
0	13	2	7	3	1	13	7	63	0	0	109
0	4	2	2	1	1	11	6	33	0	0	60
0	65	18	4	0	0	110	79	383	1308	0	1967
0	50	16	4	0	0	88	59	307	1308	0	1832
0	15	2	0	0	0	22	20	76	0	0	135
0	5	2	1	0	0	16	13	67	4	0	108
10	14	34	4	30	35	471	174	497	0	0	1269
5	11	30	4	30	35	423	156	393	0	0	1087
5	3	4	0	0	0	48	18	104	0	0	182
1	1	6	1	5	4	47	16	59	0	0	140
16	30	10	0		7	122	5	209	0	0	399
	21		0		7	105	3	174	0	0	329
						17	2	35	0	0	70

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Appendix A
DATA SET DOCUMENTATION
1988 EMPLOYMENT INVENTORY

File Name: EMP88.ALL

Record Count: 118,288

Description: Site Level Employment Inventory For The San Diego Region

<u>COLUMNS</u>	<u>FIELD LENGTH</u>	<u>FORMAT TYPE</u>	
1-4	4	I	Self-employed Code: 1=Self-employed; 0=Wage & Salary
5-11	7	I	CI Firm ID Number *
12	1	A	Business Type: C=Corp.; P=Partner; I=Individual *
13-42	30	A	Firm Name
43-72	30	A	Firm Address
73-78	6	A	Firm Suite Number
79	1	A	Suite or Box Designation
80-84	5	A	P.O. Box
85-102	18	A	City Name
103-104	2	A	State
105-109	5	I	Zip Code
110-111	2	A	Years in Business Code *
112	1	A	Location Code *
113	1	A	Size Code *
114-117	4	I	Primary SIC Code **
118-121	4	I	Secondary SIC Code **
122-125	4	I	Third SIC Code *
126-129	4	-	Not Used *
130-139	10	I	Telephone Number *
140-145	6	A	P.O. Box Number *
146-151	6	I	Employment Count (Confirmed By Telephone)
152	1	A	Add Code: A=Added by SANDAG; Blank=Not
153	1	A	Dime Segment Side (L or R)
154-159	6	I	DIME ID Number
160-164	5	I	Master Geographic Reference Area
165-169	5	I	Traffic Analysis Zone
170-175	6	I	Census Tract
176-178	3	I	Subregional Area
179-180	2	I	Major Statistical Area
181-185	5	I	SANDAG City Code
186-190	5	I	Sphere of Influence
191-195	5	I	County Community Planning Area
196-200	5	I	Zone for Urban Modeling
201-206	6	I	Gridcell
207-208	2	I	2 Digit SIC Code
209-214	6	I	SANDAG Record ID Number
215-220	6	I	Adjusted Employment Count
221	1	A	Adjusted Size Code
222-228	7	F	Adjustment Factor

* From original Contacts Influential file.

** All original SIC codes were copied to the Secondary SIC field.
Some Primary SIC codes were then changed to match EDD's codes.
(See Apper x C.)

Appendix B
DATA SET DOCUMENTATION
1988 CONTACTS INFLUENTIAL EMPLOYMENT FILE

File Name: CIEMP88

Record Count: 63,572

Description: Site Level Wage and Salary Employment File, December, 1988

Archive: VOLID P10202.BK2 / REEL 1 / SAVE 3

<u>COLUMNS</u>	<u>FIELD LENGTH</u>	<u>FORMAT TYPE</u>	
1-4	4	-	Not Used
5-11	7	I	Firm ID Number
12	1	A	Business Type: C=Corp.;P=Partner;I=Individual
13-42	30	A	Firm Name
43-72	30	A	Firm Address
73-78	6	A	Firm Suite Number
79	1	A	Suite or Box Designation
80-84	5	A	P.O. Box
85-102	18	A	City Name
103-104	2	A	State
105-110	6	A	Zip Code
111	1	A	Years in Business Code
112	1	A	Location Code: L=Local;H=Head Off.;B=Branch;F=Franchise
113	1	A	Size Code (See Table Below)
114-117	4	I	Primary SIC Code
118-121	4	I	Secondary SIC Code
122-125	4	I	Third SIC Code
126-129	4	-	Not Used
130-139	10	I	Telephone Number
140-146	6	A	P.O. Box Number

EMPLOYEE SIZE RANGE CODES

<u>CODE</u>	<u>SIZE RANGE</u>
K	1-2 employees
M	3-5
N	6-10
O	11-25
P	26-50
Q	51-100
R	101-250
S	251-500
T	501 or more

Appendix C
SIC CODE CONVERSIONS

1987 SIC Codes Used By
Contacts Influential:

1977 SIC Codes Used By
Employment Development Department:

3053	was converted to	3293
3844	"	3693
3845	"	3693
6061	"	6142
6062	"	6143
7352	"	7299
7841	"	7394
8711	"	8911
8712	"	8911
8713	"	8911
8721	"	8931
8731	"	7391
8732	"	7392
8733	"	8922
8734	"	7397
8741	"	7392
8742	"	7392
8743	"	7392
8744	"	7369
8748	"	7392

Appendix D
 OUTPUT FROM FIRST FACTORING PROGRAM
 (WAGE AND SALARY EMPLOYEES)

GROUP NUMBER	SIC's IN GROUP	ORIGINAL TOTAL	CONTROL TOTAL(1)	ADJUSTM'T FACTOR	ADJUSTED TOTAL	ROUNDING DIFF.(2)	# OF RECORDS
1	1,2,7,8,9 (3)	5,344	12,000	2.2455	11,964	-36	313
2	10,13,14	341	800	2.3460	794	-6	25
3	15	10,517	14,300	1.3597	13,979	-321	1,207
4	16	3,217	5,000	1.5542	4,952	-48	229
5	17	23,193	37,900	1.6341	38,317	417	2,275
6	20	3,294	3,200	0.9715	3,199	-1	116
7	23	3,255	3,600	1.1060	3,567	-33	185
8	26	514	600	1.1673	601	1	21
9	27	15,335	11,400	0.7434	11,339	-61	991
10	28	2,123	2,200	1.0363	2,190	-10	78
11	30	2,477	3,100	1.2515	3,122	22	129
12	22,29,31	951	1,100	1.1567	1,107	7	40
13	24	1,656	1,600	0.9662	1,611	11	128
14	25	1,803	2,900	1.6084	2,884	-16	106
15	32	3,615	2,500	0.6916	2,501	1	162
16	33	809	600	0.7417	597	-3	26
17	34	6,217	6,400	1.0294	6,386	-14	336
18	35	17,082	15,300	0.8957	15,372	72	574
19	36	28,886	25,800	0.8932	25,823	23	331
20	37	26,419	31,200	1.1810	31,204	4	239
21	38	15,068	13,100	0.8694	13,079	-21	225
22	39	5,731	2,700	0.4711	2,715	15	313
23	40	141	200	1.4184	201	1	9
24	41	2,644	2,200	0.8321	2,200	0	118
25	42	5,162	6,000	1.1623	6,064	64	544
26	44	488	1,000	2.0492	993	-7	46
27	45	7,285	5,500	0.7550	5,511	11	109
29	47	4,376	2,700	0.6170	2,507	-193	628
30	48	6,774	9,300	1.3729	9,271	-29	163
31	49	7,067	8,200	1.1603	8,207	7	116
32	50	30,942	23,000	0.7433	22,795	-205	3,162
33	51	13,538	17,900	1.3222	17,835	-65	1,274
34	52	6,489	7,500	1.1558	7,591	91	588
35	53	19,377	18,000	0.9289	18,022	22	182
36	54	22,286	22,100	0.9917	22,174	74	1,521
37	55	19,399	20,300	1.0464	19,961	-339	1,679
38	56	11,323	11,900	1.0510	11,559	-341	1,573
39	57	10,591	8,400	0.7931	8,169	-231	1,605
40	58	65,093	71,600	1.1000	71,210	-390	3,980
41	59	24,860	21,300	0.8588	20,231	-1,069	4,163
42	60,61,62	30,666	30,900	1.0076	30,766	-134	1,996
44	63,64	16,449	13,000	0.7903	12,804	-196	1,582
45	65	25,738	18,300	0.7110	18,695	395	3,225
46	67	1,522	1,700	1.1170	1,861	-39	120
47	70	22,890	22,000	0.9611	22,069	69	598

Appendix D (Con't.)

48	72	18,903	12,900	0.6824	13,036		
49	73	55,146	60,700	1.1007	59,648	136	3,297
50	75,76	18,671	14,900	0.7980	14,443	-1,052	5,377
51	78	1,689	2,300	1.3618	2,276	-457	3,405
52	79	11,072	9,500	0.8580	9,313	-24	185
53	80	68,415	52,600	0.7688	52,492	-187	794
54	81	14,137	8,200	0.5800	7,668	-108	4,971
55	82,84	12,493	11,500	0.9205	11,597	-532	2,245
56	83,86	18,915	22,600	1.1948	23,025	97	590
57	89	23,508	18,600	0.7912	18,320	425	1,858
58	90,91	43,920	45,600	1.0383	45,609	-280	2,096
60	93,96	23,582	40,100	1.7004	40,103	9	71
61	92	21,426	25,600	1.1948	25,606	3	94
62	94	48,769	51,900	1.0642	51,918	6	29
63	9721 (4)	12	12	1.0000	12	18	526
70	7 (3)	5,621	7,400	1.3165	7,354	0	3
						-46	786
		919,226	924,712		920,219	-4,493	63,357

(1) Source: State of California Employment Development Department

(2) Accounted for with program FACT.EMP.PART2

(3) Some agricultural services SICs are included in/m
group 70: 0741,0742,0751,0752,0781,0782,0783

(4) Foreign nation consulates.

Note: Military records are not factored by this program. (See text.)

Appendix E

DISTRIBUTION OF 1988 SELF-EMPLOYED AND DOMESTIC WORKERS (SEDW) BY SIC CODE

SIC CODE	1980 PRO- PORTION	1988 SEDW(1)	# OF FIRMS(2)	SIC CODE	1980 PRO- PORTION	1988 SEDW(1)	# OF FIRMS(2)
1	0.0135	2,167	211	47	0.0015	147	628
2	0.0134	483	47	48	0.0000	0	0
7	0.0141	4,053	820	49	0.0015	147	116
8	0.0141	52	11	50	0.0160	2,248	3,162
9	0.0140	52	10	51	0.0160	906	1,274
10	0.0000	0	0	52	0.0073	719	588
13	0.0000	0	0	53	0.0000	0	0
14	0.0000	0	0	54	0.0102	1,005	1,521
15	0.0467	4,498	1,207	55	0.0254	2,503	1,679
16	0.0467	853	229	56	0.0087	857	1,573
17	0.0466	8,478	2,275	57	0.0131	1,291	1,605
20	0.0000	0	0	58	0.0422	4,159	3,980
22	0.0044	40	9	59	0.0760	7,491	4,163
23	0.0043	816	185	60	0.0034	419	832
24	0.0037	364	128	61	0.0034	322	640
25	0.0036	354	106	62	0.0034	264	524
26	0.0066	27	21	63	0.0073	79	87
27	0.0065	1,263	991	64	0.0072	1,349	1,495
28	0.0015	147	78	65	0.0371	7,040	3,225
29	0.0029	184	10	67	0.0370	262	120
31	0.0029	386	21	70	0.0160	1,577	598
30	0.0015	147	129	72	0.0581	5,726	3,297
32	0.0000	0	0	73	0.0800	7,885	5,378
33	0.0015	21	26	75	0.0269	3,468	2,227
34	0.0015	273	336	76	0.0269	1,834	1,178
35	0.0058	571	574	78	0.0116	1,143	185
36	0.0000	0	0	79	0.0145	1,429	794
37	0.0044	433	239	80	0.0597	5,884	4,971
38	0.0000	0	0	81	0.0218	2,148	2,245
39	0.0087	857	313	82	0.0051	914	537
40	0.0000	0	0	84	0.0051	90	53
41	0.0160	1,577	118	83	0.0000	0	0
42	0.0160	1,577	544	86	0.0000	0	0
44	0.0000	0	0	89	0.0552	14,704	2,096
45	0.0015	147	109				
TOTAL					1.0000	107,830	59,518

(1) Total SEDW (107,830) times 1980 proportion.

(2) Firms used for distribution purposes only. (See text.)

2-DIGIT STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODES

Agriculture, Forestry, Fishing, Mining

- 01 Crop Agriculture
- 02 Livestock Agriculture
- 07 Agricultural Services
- 08 Forests and Forest Services
- 09 Fisheries, Preserves, Hunting, Trapping
- 10 Metal Mining
- 11 Anthracite Mining
- 12 Bituminous Coal and Lignite Mining
- 13 Oil and Gas Extraction
- 14 Nonmetallic Mineral Mining

Construction

- 15 Building Construction
- 16 Construction Other Than Building
- 17 Special Trade Construction

Non-Durable Manufacturing

- 20 Food and Kindred Products
- 22 Textile Manufacturers
- 23 Apparel and Other Fabric Products
- 26 Paper and Allied Products
- 27 Printing, Publishing and Allied Industries
- 28 Chemicals and Allied Products
- 29 Petroleum Refining and Related Industries
- 30 Rubber and Miscellaneous Plastic Products
- 31 Leather and Leather Products

Durable Manufacturing

- 24 Lumber and Wood Products, except Furniture
- 25 Furniture and Fixtures
- 32 Stone, Clay, Glass and Concrete Products
- 33 Primary Metal Industries
- 34 Fabricated Metal Products, except Machinery and Transportation Equipment
- 35 Machinery, except Electrical
- 36 Electrical and Electronic Machinery
- 37 Transportation Equipment
- 38 Measuring and Technical Instruments, Medical and Optical Goods, Watches and Clocks
- 39 Miscellaneous Manufacturing Industries

Transportation, Communication, Utilities

- 40 Railroad Transportation
- 41 Highway, Local and Suburban Transportation
- 42 Motor Freight Transportation and Warehousing
- 44 Water Transportation
- 45 Air Transportation
- 46 Pipelines, except Natural Gas
- 47 Transportation Services
- 48 Communication
- 49 Electric, Gas and Sanitary Services

Wholesale Trade

- 50 Wholesale Trade, Durable Goods
- 51 Wholesale Trade, Non-Durable goods

Retail Trade

- 52 Building Materials, Hardware, Garden Supplies
- 53 General Merchandise Stores
- 54 Food Stores
- 55 Auto Dealers and Gasoline Stations
- 56 Apparel and Accessory Stores
- 57 Furniture and Home Furnishings Stores
- 58 Eating and Drinking Places
- 59 Miscellaneous Retail

Finance, Insurance, Real Estate

- 60 Banking
- 61 Credit Agencies Other Than Banks
- 62 Security and Commodity Dealers
- 63 Insurance
- 64 Insurance Agents, Brokers and Services
- 65 Real Estate
- 66 Combinations of Insurance, Real Estate and Law
- 67 Holding and Other Investment Offices

Services

- 70 Hotels, Motels and Other Lodging Places
- 72 Personal Services
- 73 Business Services
- 75 Auto Repair, Services and Garages
- 76 Miscellaneous Repair Services
- 78 Motion Pictures
- 79 Amusement and Recreation
- 80 Health Services
- 81 Legal Services
- 82 Educational Services
- 83 Social Services
- 84 Museums, Art Galleries, Botanical Gardens
- 86 Membership Organizations
- 88 Private Households
- 89 Miscellaneous Services

SANDAG CODES:

Government

- 90 Federal, Defense Related
- 91 Federal, Non-Defense
- 92 State Government
- 93 Local Government
- 94 Local Public Schools

Military

- 97 Living On Base in Housing
- 98 Living in Group Quarters or on Ships
- 99 Living Off Base

DEFINITIONS OF BASIC AND LOCAL SERVING

Basic employment industries produce goods and services which are purchased primarily by buyers outside the region. The SIC codes included are:

- Agriculture (SIC 1-9)
- Mining (SIC 10-14)
- Manufacturing (SIC 20-28, 28-39)
- Transportation (SIC 40, 42, 44-47)
- Wholesale Trade (SIC 50, 51)
- State and Federal Government (SIC 90-92)

Local Serving businesses produce goods and services primarily for the local market. They include:

- Retail Trade (SIC 52-59)
- Retail Services (SIC 72, 75-78, 78-84, 86-89)
- Business Services (SIC 27, 70, 73, 89)
- Local Public Schools (SIC 94)
- Other (SIC 15-17, 41, 48, 49, 60-67, 93)

DEL MAR HOUSING ELEMENT INVENTORY OF HOUSING FUNDING SOURCES

HOUSING PRODUCTION					
PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
HOME Program	Funds are for multi-family rental housing construction and may be used for rehabilitation			Property owners and prospective owners	Open-ended
Neighborhood Development Demonstration Program	Dev., rehab., or manage housing stock	Regina Espenshade (202) 708-2186	Office of Technical Assistance, HUD 451 7th St. Washington, D.C. 20410	Private nonprofit neighborhood development organizations	May 15, 1991
Public Housing Development/Major Reconstruction of Obsolete Public Housing	Funds for development of public housing	Janice Rattley (202) 708-1800	Office of Construction, Rehabilitation and Maintenance, HUD 451 7th St. Washington, D.C. 20416	Public housing agencies	May 28, 1991
Section 202: Housing for Handicapped and Seniors	Direct, long-term, low-interest loans to assist in developing and rehabilitating new rental housing for handicapped, disabled, or mentally ill	Gourie Miller (213) 251-7036	HUD LA Office 1615 W. Olympic Blvd. LA, CA 90015	Local gov't agencies and nonprofit corps.	June 13, 1991
California Rental Housing Construction Program	Fund for development of new, affordable rental housing: 30yr, 0 - 3% deferred-interest loans	Russ Schumuck (916) 327-2869	RHCP HCD 921 10th St. Sacramento, CA 95814	Nonprofit corps., local gov't agencies, and individuals	April 1, 1991
California Homeownership Assistance Program	To assist low- and medium-income families to achieve homeownership	Janet Marzoff (916) 445-0110	Homeownership Loan Unit, HCD Sacramento, CA 95814	Local governments, Indian reservation, and nonprofit corp.	August 30, 1991
California Self-Help Housing Program	Assist low- and moderate income families to build and rehabilitate their home with their own labor	Christine Webb-Curtis (916) 445-0110	Homeownership Loan Unit, HCD Sacramento, CA 95814	Local government agencies and nonprofit corporations	No Deadline
Permanent Housing for the Handicapped Homeless	To provide housing for disabled homeless: grants of up to 50% of total project costs	Peg Taylor (916) 445-6501	PHFH HCD 1800 3rd St. Sacramento, CA 95814	Private nonprofit orgs. and public housing agencies	April - May 1992

EMERGENCY & TRANSITIONAL SERVICES

PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
Transitional Housing Demonstration Program	Capital funding for acquisition, rehabilitation, and debt retirement of a structure for use as transitional housing	Herbert Roberts (213)251-7235	Community Planning & Development Division 1615 W. Olympic Blvd. LA, CA 90015	To non-profits Max. \$400,000	May 31, 1991
Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)	Funding to purchase, lease, renovate, operate or convert facilities to assist homeless; and to provide supportive services	Herbert Roberts (213)251-7235	Community Planning & Development Division 1615 W. Olympic Blvd. LA, CA 90015	Agencies approved for ESGP or SHDP	60 days from the issue date
FEMA Emergency Food and Shelter Program	Grants for shelter and feeding program: Hot Meals & Groceries, Shelter Per Diem, Cold Weather Program, Shelter Voucher, and Rent Assistance	Gene Boutilier (213)736-1349	Emergency Services Issues United Way, Inc. 621 S. Virgil Ave. LA, CA 90005	Local Public agencies and nonprofit organs.	July-Sept. 1991
Mental Health Block Grant	McKinney Homeless Act Funds for renovation, rehab. or conversion of buildings for homeless shelters	Frances Griffith (213)738-4971	Dept. Mental Health County of LA 505 S. Virgil St. 2nd Fl. LA, CA 90020	Local Service Providers	It will be converted into the New Path Program in 1992
Permanent Housing Program for the Handicapped Homeless	HUD McKinney assistance to develop permanent housing for mentally disabled homeless	Peg Taylor (916)327-2890	HCD 1800 3rd St. MS 390-SB1 Sacramento, CA 95814	Non-Profit organs. Eligible projects include Group homes, apts, condos, and cooperatives	April 5, 1991
Transitional Living Program for Homeless Youth	To develop transitional living projects for homeless youth to help them make the transition to self-sufficient living	Patricia Johnson (202)245-4443	Family and Youth Services Bureau P.O. Box 1182 Washington, D.C. 20013	States, territories, local gov'ts, Indian tribes, and private nonprofit organizations	May 28, 1991

PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
Emergency Shelter Program	To provide emergency shelter for homeless individuals and families	Rutina Brown (916)445-0445	ESP HCD 921 10th St. Sacramento, CA 95814	Local gov'ts and nonprofit corporations that shelter homeless on an emergency basis	Feb. 14, 1991
ESP Natural Disaster Component	To provide emergency shelter for individuals and families made homeless as result of a natural disaster	Rutina Brown (916)327-3652	ESP HCD 921 10th St. Sacramento, CA 95814	Local public entities or nonprofit corporations that provide emergency shelter	Program expired
Federal Emergency Shelter Grant Program	To provide emergency shelter for homeless individuals and families	Rutina Brown (916)445-6000	FELSG HCD Sacramento, CA 95814	Local gov't agencies in small communities and nonprofit providers	After new funds are provided
Office of Migrant Services	To provide safe, decent, and affordable temporary housing and support services to migrant families during the peak harvest season	Howard Fish (916)327-3941	Monitoring and Management Unit HCD 1800 3rd St. Sacramento, CA 95814	Local gov't agencies, housing authorities, nonprofit corps, school districts, and health agencies	Not available at this time
Office of Migrant Services - Natural Disaster Component	Operation of State-funded migrant centers needed for an emergency response to natural disaster	Rub Ameen (916)322-1562	Monitoring and Management Unit HCD 1800 3rd St. Sacramento, CA 95814	Housing authorities and local gov't agencies administering state-funded migrant centers	Pending
Rental Security Deposit Guarantee Demonstration Program	To assist homeless individuals and families to obtain permanent housing by grant	Rutina Brown (916)445-0845	USP HCD 921 10th St. Sacramento, CA 95814	Local gov'ts and nonprofit corporations	Pending

PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
California Natural Disaster Assistance Program for Rental Properties	To provide for the unmet housing rehab. needs of owners of rental housing units damaged by natural disaster	Mary Lennarz (916)327-3594 1-800-552-5479	Caldap-R HCD 1800 3rd St. Sacramento, Ca 95814	Rental properties damaged by natural disaster	Dec. 1, 1991
PLP Natural Disaster Component	To provide predevelopment capital for reconstruction or rehab. of subsidized rental or homeowner housing damaged by natural disaster	Denise Boswell Ray Bulford (916)324-4695	PLP HCD Sacramento, CA 95814	Local gov't agencies and nonprofit corp.	No deadline No fund available at this time

SUPPORT SERVICES

PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
Adult Education for the Homeless	Amended to implement statutory change in McKinney Act of 1990	Paul Gels (202) 732-2364	HUD 451 7th St. Rm 7228 Washington, D.C. 20410		Effective: 45 days after publication in Federal Register
Community Service Block Grant(CDBG)	Two-year grant for program costs	George Flores (213) 738-2699	Community & Senior Citizens Services, County of LA 3175 W. 6th St. LA, CA 90020	Existing Community Action Agency's programs and economic development projects	New application may not be issued until 1992
Homeless Services Program	From CDBG & McKinney Homeless Act Funds; One year grant for the provision of services for homeless	George Flores (213) 738-2699	Community and Senior Citizens Services County of LA 3175 W. 6th St. LA, CA 90020		Unknown for 1991
California Indian Assistance Program	Assist tribal organs. to obtain and administer housing, community and economic development project funds	Bill Brugier (916) 445-4727	CLAP HCD Sacramento, CA 95814	Members of the 109 tribal organizations	No deadline
Senior Citizen Shared Housing Program	For nonprofit to assist senior citizens to obtain affordable housing; Technical Assistant Component & the Senior Shared Group Component	Susan Kessler (916) 327-3748	SCSHIP HCD Sacramento, CA 95814	Local gov't agencies & nonprofit orgs.	Until funds available
Housing Assistance Program	To provide affordable rental units for low- and very low-income households	Wendy Dobie (916) 324-7696	HAP HCD 1880 3rd St. Sacramento, CA 95814	Local gov't agencies and nonprofits orgs.	June 29, 1991 New deadline not available yet
HOPE for Elderly Independence	To provide rent supplements with supportive services		HUD LA Office 1615 W. Olympic Blvd. Los Angeles, CA 90015	Housing Authorities	Pending

PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
Family Housing Demonstration Program	Development of new affordable rental or cooperative housing that provides on-site support services for low-income families	Cindy Cavanaugh (916)327-2864	FHDP HCD 1800 3rd St. Sacramento, CA 95814	Local gov't agencies & nonprofit organizations	No deadline Not available yet
Predevelopment Loan Program (Urban & Rural)	To provide predevelopment capital for starting low-income housing projects	Raymond Hulford (916)445-0877	PLP HCD 1800 3rd St. Sacramento, CA 95814	Local gov't agencies & nonprofit organizations	Monthly; Every 4th Friday
Farworker Housing Grant Program	To provide owner- occupied and rental units for low-income agricultural workers	Allison Uranacombe (916)324-0695	F-WHG HCD 1800 3rd St. Sacramento, CA 95814	Local gov't agencies, nonprofit corporations, and federally recognized Indian tribes	No deadline when available
Mortgage Revenue Bond Program	A tax exempt mortgage revenue bond financing program, under which private developers agree to set aside an affordable percentage of their units in exchange for below- market rate financing				

HOUSING PRESERVATION AND REHABILITATION

PROGRAM	OBJECTIVE	CONTACT/ PHONE #	ADDRESS	ELIGIBILITY	DEADLINE
California Energy Conservation Rehabilitation Program	To assist energy conservation rehab. of owner/renter farmworker housing and rental housing occupied elderly or handicapped	Allison Hrancombe (916)327-2896	CECRP HCD 1800 3rd St. Sacramento, CA 95814	For-and nonprofit organs. and local gov't agencies	No more funds available
California Housing Rehabilitation Program - Owner-Occupied	Authorized by Proposition 77 low-interest, long-term loans for rehab. of substandard housing	Victor Rea (916)327-2856	HCD P.O. Box 952854 1800 3rd St. Sacramento, CA 94252	Local public entities and non-profit corps.	Until funds available
Mobilehome Park Residence Ownership Program	To assist low-income residents to purchase mobilehome parks	Janet Marzolf (916)445-0110	Homeownership Loan Unit, HCD Sacramento, CA 95814	Co-applicants formed by mobilehome park residents and a local gov't agencies	Oct. 11, 1991
California Natural Disaster Assistance Program for Owner Occupants	To provide for the unmet housing rehab. needs of single-family homeowners who are damaged by natural disaster	Vincente Ruelas (916)327-3594 1-800-552-5479	CALDAP-O HCD 1800 3rd St. Sacramento, CA 95814	Owner-occupants of SFHs, mobilehomes, condos, townhouses, cooperatives, half-plots, and duplexes.	Dec. 1, 1991
California Housing Rehabilitation Program - Rental Occupied	Preservation and rehab. of unreinforced masonry multi-family units to withstand earthquakes and of low-income rental housing to comply with building codes	Steve Malm (916)445-6501	CHRP-R HCD 1800 3rd St. Sacramento, Ca 95814	Local gov't agencies, for-and nonprofit organs. and individuals	Pending

Attachment A

**CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS
PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)**

Jurisdiction City of Del MarDate 1-29-92

=

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:

New Construction

Substantial or Moderate Rehabilitation

Property Disposition

Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

X there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

_____ units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until _____ (year).

2. Community Development Block Grant program (CDBG)

_____ jurisdiction has not used CDBG funds

_____ jurisdiction has not used CDBG funds for multifamily rental units

X although CDBG funds have been used for multifamily rental ^{units} rehabilitation, staff responsible for this program indicate there are no affected units because existing Section 8 vouchers are transferrable to other units

3. Redevelopment programsX jurisdiction does not have a redevelopment agency

_____ redevelopment funds have not been used on multifamily rental units; or

although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because

☐ a) income-restrictions for occupancy were not required for existing units, or

☐ b) other reasons: _____

4. FmHA Section 515 Rural Rental Housing Loans

- ☒ jurisdiction has not been located in a qualifying rural FmHA area
☐ according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area
☐ FmHA staff checked the status of _____ (name) _____ development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

5. State and local multifamily revenue bond programs

☐ no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

☒ local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

☐ jurisdiction has not had an in-lieu fee or inclusionary program

☒ staff responsible for these programs indicate no affected units

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

 X jurisdiction has no projects approved pursuant to this law

 staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he

APPENDIX F

VACANT LOTS

Floodplain Overlay zone

299-062-01	RM-East
299-062-02	RM-East
299-066-13	RM-East
299-066-12	RM-East
299-065-14	R1-5B
299-065-15	R1-5B

Open Space Overlay zone

299-220-56	R-2
299-220-57	R-2
299-220-58	R-2
299-220-59	R-2
299-220-60	R-2

Bluff, Slope, and Canyon Overlay Zones

299-200-46	R1-40
299-200-37	R1-40
299-200-38	R1-40
299-200-31	R1-40
299-200-11	R1-40
299-100-06	R1-40
298-241-17	R1-14
298-241-16	R1-14
298-241-15	R1-14
298-241-14	R1-14
298-241-13	R1-40
300-060-11	R1-40
301-033-35	R1-10

BSC and Floodplain Overlay Zones

298-421-11	R1-14
298-421-12	R1-14

Bluff, Slope and Canyon/Open Space Overlay

299-261-35	R1-40	(Lot N)
299-261-43	R1-40	(Lot O)
299-261-42	R1-40	(Lot G)
299-261-26	R1-40	(Lot H)
299-261-27	R1-40	(Lots J&I)
299-261-44	R1-40	(Lot S)
299-192-23	R1-40	(Lots A&T)
299-192-24	R1-40	(Lot U)
299-072-26	R1-40	
301-010-06	R1-40	
301-010-14	R1-40	
301-010-15	R1-40	
301-010-27	R1-40	

BSC, Open Space and Floodplain Overlay Zones

301-032-12 R1-14

Carmel Valley Precise Plan/ Bluff Slope and Canyon Overlay zone

301-033-13 CVPP

301-033-14 CVPP

301-033-07 CVPP

Other lots-(No Overlay Zone)

301-024-30 R1-10

301-024-28 R1-10

299-220-36 R1-10

299-185-11 R1-10

300-400-24 R1-10

300-174-02 R-2

300-174-03 R-2

300-072-15 R-2

300-094-19 R-2

300-091-04 R-2

300-072-03 R-2

299-095-04 R1-5B

299-065-07 R1-5B

299-100-48 NC zone

299-100-47 NC zone

Appendix "G" - Probable Errors in Employment Figures

As noted throughout Chapter 3, Del Mar believes that due to its overall size and population, the methods used by SANDAG to determine each municipality's share of the Region's housing needs do not apply here. Outlined below is the City's rationale for determining that SANDAG methodology is not applicable in Del Mar.

The numerical issues which drive the final numbers in Del Mar's housing element are subject to uncertainties common to all statistical determinations. Since the numbers are statistical, rather than precisely determined (and carefully verified by personal on-site visits), it is appropriate to ask what statistical and other uncertainties can be anticipated in the numbers as they apply to Del Mar, a municipality whose population is only 0.25% of the population of San Diego County. As 0.25% is statistically insignificant, one might expect that inferences made about the general population in the SANDAG area of responsibility and about larger municipal entities within the region can not apply to Del Mar.

It is important to begin with a gross overall estimate of how the number of 216 required housing units which are assigned to Del Mar by the SANDAG formulae should be interpreted. Based upon the total housing assigned to SANDAG (10 year Total Regional Share Housing Units) by the State Department of Housing and Community Development (HCD), the 5 year regional share housing figure is approximately 109,000. The regional share number comes from the State of California and is a goal which is agreed to by SANDAG. It can be assumed that the input into this number comes into the State Department of Housing and Community Development from a wide variety of sources, each of which has uncertainties unknown to HCD.

Elementary statistics tells us that, in dealing with a population of N things, subject to random errors, surely a correct characterization of a set of numbers with some, but unknown errors, at best the estimated error in the sample itself is about the square root of N. This means at best an error of about 330 in the approximately 109,000 required housing units. This is an error of about 0.3%. For essentially all purposes it is small enough to be acceptable.

However, since Del Mar comprises only 0.25% of the population of the region, it is a statistically insignificant part of that population relative to the 0.3% error. Any sample which has a population less, in percent, than the error in the overall assigned numbers cannot be treated statistically. In other words, using

statistical criteria to determine the regional share requirement of so small a percentage of the overall population as Del Mar, is incorrect. There can be no more success in applying County-wide standards to the City of Del Mar, than there can be in applying said standards to one of the City of San Diego's smaller neighborhoods. Stated another way, the housing units assigned to Del Mar should be read as 216 plus or minus 330. The correct assignment could have been 546 or -114 with equal likelihood.

This point becomes more important based upon the City's inquiry to SANDAG staff regarding their perceptions of the error in the various numbers input to the formulae which determine the requirement of 216 housing units for Del Mar. SANDAG staff thought that 5% was a more plausible error estimate. Further, an error of 10% was not ruled out by them. These are guesses by professionals of the error which naturally enters into census-like determinations such as these. It is beyond realistic resources to get better figures.

Based upon the above discussion outlining the numeric difficulties encountered given a .3% error, it is easy to imagine the uncertainty in Del Mar's assigned housing requirement given a 5% error. A 5% error translates into a rate of uncertainty of nearly 5,500 units or more than currently exist in the City. This factor makes the determination of Del Mar's regional housing share impossible using the methods currently employed by SANDAG.

What happens if one accepts the basic parameters of the formula SANDAG uses to allocate Del Mar's requirement for housing? The basis of their determination is the available land in a municipality, as well as the change in employment and population. According to SANDAG's Regional Housing Needs Statement (Table 59), the amount of available land in Del Mar is so small as not to be a factor in computing housing need. The resident population is relatively well agreed on to be about 4,800 at the present time which leaves the employment population substantially more uncertain.

The employment figures used for Del Mar are taken from a variety of sources, with different figures being used for various baseline comparisons. Using presumed 1988 figures Del Mar employment was put at 5,450 (the number used in computing fair share housing), somewhat more than the population.¹ However, regional share was based on SANDAG Series 7 forecasts which utilized 1986 figures with an employment number of 3,878. Clearly a significant difference.

¹ This assignment of 112% of the population to employment in Del Mar is indicative of the flaws in dealing with such a small population sample by statistical means. The average employment to population ratio within the San Diego region was more like 44.9%.

Thus it is evident that both sets of numbers are wrong. Looking at 1990 census figures and making some attempt to eliminate addresses not in Del Mar, one arrives at an employment figure of 3,044, which adjusted for SEDW (using SANDAG methods) would be 3,355. However, as shown below the 3,044 is still questionable.

An ideal way to determine this type of data is to go directly to the community asking how many people are employed at each location. Lacking the resources to do this, staff wrote a letter to the 60 or so employers within Del Mar listed as having ten or more employees in the year of 1990. While we were initially concerned that people for personal or financial reasons might not actually wish to reveal these numbers, we received a response from 30 of these identified employers. The assistance of our fellow residents and our local business community is very much appreciated. Employers were asked to identify those employees who worked full time within Del Mar. The SANDAG 1990 based numbers assigned 2,501 workers to the 30 businesses who responded. The responses to the survey indicated the total to be 725 workers. This is 29% of the SANDAG number. Note that if the 3,044 employees assigned by SANDAG were reduced by 1,776 (the difference between 2,501 and 725), then 1,268 employees would be assigned to Del Mar. Adjusting for only the 30 businesses that responded to the survey would significantly alter the number of employees assigned to Del Mar. This would also significantly reduce Del Mar's SEDW population.

During the course of deliberations of the Del Mar City Council/Planning Commission subcommittee, as during earlier considerations by the Planning Commission, the same sort of factor of approximately 30% appeared over and over again in our estimates of "true" figures relative to the statistically established SANDAG numbers. Why this factor of 30% appears repeatedly is unknown, but at this time it appears plausible to suggest it as a reasonable rough number to multiply each allocation given by SANDAG to arrive at a more realistic number.

Based on this type of analysis one can re-examine the 216 housing units assigned to Del Mar by SANDAG. If this number is multiplied by 30%, the adjustment factor in these analyses, an assignment of 65 housing units for Del Mar over the coming five year period is derived. This seems like much more of an appropriate number based upon the research done by the Del Mar Planning Commission and the subcommittee assigned to review and investigate this housing element. This number has been accepted by the Del Mar City Council as fair and appropriate.

As a result of this analysis it becomes obvious that the City of Del Mar should investigate any future statistically derived numbers that are assigned to it. This is not a challenge to the State's or SANDAG's methods, simply an iteration of the necessity of small cities to address their responsibilities on a different basis than

a statistical one. The City should accept the general guidelines of SANDAG and the State of California as to goals and means of measuring input to those goals: acreage, population, employment, etc. However, we should undertake to survey these figures ourselves recognizing that only locally can we adequately assure that what must be contributed toward our regional civic responsibilities will be properly identified.

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